

# HOLLY MU

## SITE PLAN

2335 E CESAR CHAVEZ ST.

AUSTIN, TEXAS 78702

### OWNER:

3423 HOLDINGS LLC  
PETER BARLIN  
507 CALLES ST STE 105  
AUSTIN, TX 78702

### ENGINEER

LOC CONSULTANTS  
FIRM NO. 4756  
SERGIO LOZANO-SANCHEZ P.E.  
2211 S IH35 STE 107  
AUSTIN, TX 78741  
PHONE: (512)524-0677

### ARCHITECT

CHIOCO DESIGN LLC  
JAMIE CHIOCO  
1306 ROSEWOOD AVE. AUSTIN, TX, 78702  
CHIOCODSIGN.COM  
PHONE: (512)374-0288



#### VICINITY MAP

NOT TO SCALE  
MAPSCO PAGE: 615H ZONING: CS-CO-MU-NP GRID:K21  
PROPERTY ID NUMBER: 188504, 188505, 188506, 188495  
GEOGRAPHIC ID: 0201091021, 0201091022, 0201091023, 0201091012  
DEED NUMBER: 2019172649

#### LEGAL DESCRIPTION

LOT 1,2,3 & 4 DAVIS WALTER L SUBD AND W ONE-HALF OF OTL 40, DIV O

WATERSHED STATUS - THIS PROJECT IS LOCATED IN THE LADY BIRD LAKE WATERSHED, IT IS CLASSIFIED AS URBAN.

THERE ARE NO SLOPES GREATER THAN 15%

THIS SITE IS NOT OVER THE EDWARD'S AQUIFER RECHARGE ZONE ACCORDING TO CITY OF AUSTIN MAP AND TECQ

NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO.FM 48453C0465K, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY, TEXAS.

THE PROJECT COMPLIES WITH WATERSHED PROTECTION REGULATIONS AS STATED IN THE LDC

THE PROPOSED SITE LIES INSIDE THE CITY OF AUSTIN LIMITS FULL PURPOSE AND IS SUBJECT TO TRANSPORTATION REQUIREMENTS REGARDING PARKING, DRIVEWAYS, AND INTERNAL CIRCULATION

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

A UNIFIED DEVELOPMENT AGREEMENT HAS BEEN RECORDED FOR THIS SITE DOC # \_\_\_\_\_.

THE SITE IS COMPOSED OF 5 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

THIS SITE IS SUBJECTED TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (DESIGN STANDARDS AND MIXED USE).

UNDER SUBCHAPTER E CLASSIFICATIONS, CESAR CHAVEZ IS CONSIDERED AN URBAN ROADWAY.

### INDEX OF DRAWINGS

- COVER SHEET
- PLAT
- EXISTING CONDITIONS/DEMO PLAN
- SITE PLAN
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- WATER QUALITY DETAILS
- UTILITY PLAN
- UTILITY DETAILS
- AUSTIN WATER DETAILS
- EROSION SEDIMENTATION CONTROLS
- GENERAL NOTES
- GENERAL DETAILS
- GRADING PLAN
- LANDSCAPE PLANS
- ELEVATIONS

### GENERAL CONSTRUCTION NOTES

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
- CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN - SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT [HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS](http://austintexas.gov/page/commercial-site-and-subdivision-inspections) FOR A LIST OF SUBMITTAL REQUIREMENTS, INFORMATION CONCERNING FEES, AND CONTACT INFORMATION.
- FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)
- ALL SITE WORK MUST COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS:
  - RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS);
  - OR
  - INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ)

### POTABLE WATER SYSTEM NOTE

ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOPS, CURB STOP, AND PRESSURE REDUCING VALVES), NIPPLE BUSHINGS, PIPE, FITTINGS AND BACKFLOW PREVENTERS, FIRE HYDRANTS, TAPPING SADDLES AND 2-INCHES AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.

### ADDITIONAL NOTE

SECTION 608.2 OF THE LOCAL AMENDMENTS TO THE 2012 UNIFORM PLUMBING CODE REQUIRES A PRESSURE REDUCING VALVE IF THE LOCAL STATIC PRESSURE IS ABOVE 65 PSI.

### ELECTRIC NOTE

ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS' ELECTRIC SERVICE DESIGN & PLANNING.

### TRAFFIC CONTROL PLAN NOTE:

THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF A TEMPORARY TRAFFIC CONTROL PLAN (TCP) WITH THE FULL UNDERSTANDING THAT AN ENGINEERED TCP SHALL BE SUBMITTED TO [TOPREVIEW@AUSTINTEXAS.GOV](mailto:TOPREVIEW@AUSTINTEXAS.GOV) FOR A REVIEW A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT/ PROJECT REPRESENTATIVE FURTHER RECOGNIZES THAT A TCP REVIEW FEE IS REQUIRED FOR THE INITIAL REVIEW AND ALL RE-REVIEW, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE.

### CITY OF AUSTIN REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE(R) VOID(V) / ADD(A) SHEET NO.	TOTAL # SHEETS IN PLAN	NET CHANGE IMPERV. COVER	SITE IMPERV. COVER	& SITE IMPERV. COVER	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

### AUSTIN FIRE DEPARTMENT

DESIGN STANDARDS	IFC 2015 EDITION WITH CITY OF AUSTIN LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI (GPM)	6,750 GPM
INTENDED USE	RETAIL AND RESIDENTIAL
CONSTRUCTION CLASSIFICATION	TYPE V-B
BUILDING FIRE AREA	60,846 SF
AUTOMATIC FIRE SPRINKLER TYPE	NFP 13
REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM)	1,687.5 GPM
AFD FIRE HYDRANT FLOW TEST DATE	01/22/2021
AFD FIRE HYDRANT FLOW TEST LOCATION	2300 E CESAR CHAVEZ ST.
HIGH-RISE	NO
ALTERNATIVE METHOD OF COMPLIANCE AMOC	NA

Reviewed by / Return to: Larry Williams

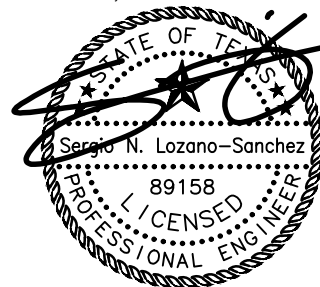
Review Cycle: 1

Date Completed: 03/23/2022

Approved / Rejected: rejected

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO STARTING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION. BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL. I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.



SERGIO LOZANO - TEXAS P.E.

REVIEWED BY:

DEVELOPMENT SERVICE DEPARTMENT

INDUSTRIAL WASTE

AUSTIN WATER

FIRE DEPARTMENT

<b>SITE PLAN APPROVAL</b>		SHEET <u>1</u> OF <u>22</u>
FILE NUMBER: <u>SP-2021-0319C</u> APPLICATION DATE: <u>02/25/2022</u>		
APPROVED BY COMMISSION ON: _____ UNDER SECTION <u>112</u> OF		
CHAPTER: <u>25-5</u> OF THE CITY OF AUSTIN CODE		
EXPIRATION DATE (25-5-81 LDC): _____		CASE MANAGER <u>X</u>
PROJECT EXPIRATION DATE (ORD.#970905-A): _____ DWPZ _____ DDZ _____		
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT		
RELEASED FOR GENERAL COMPLIANCE		
ZONING <u>CS-CO-MU-NP</u>		
REV. 1	CORRECTION 1	
REV. 2	CORRECTION 2	
REV. 3	CORRECTION 3	

02/25/2022

DATE

DATE

DATE

DATE

DATE

SUBMITTAL DATE: FEBRUARY 25, 2022

CASE NUMBER: SP-2021-0319C

SHEET 1 OF 22



Aug 21-63 RECH A 4999 450

WALTER L. DAVIS SUBDIVISION

SCALE: 1"=100  
• = IRON STAKE

SURVEYED July 24, 1963  
By: James J. Watson  
Reg. Public Surveyor  
Austin - TEXAS

STATE OF TEXAS:  
COUNTY OF TRAVIS: Know All Men By These Presents:  
That we, Arthur Lee Davis, Roy Walter Davis, and Mrs. Winnie Mae Scott, owners of the hereon designated tract out of Outlot 40, Division "O" in the City of Austin, Texas, and being conveyed to us by virtue of a deed recorded in Vol. 338, page 76, Travis County Deed Records, do hereby adopt this plat as our subdivision to be known as "WALTER L. DAVIS SUBDIVISION", and do hereby dedicate to the public the streets and easements shown hereon.  
Witness Our Hands this the 29th day of July, A.D. 1963.

Arthur Lee Davis Roy Walter Davis Mrs. Winnie Mae Scott

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
Before me, the undersigned authority, on this day personally appeared Arthur Lee Davis, Roy Walter Davis, and Mrs. Winnie Mae Scott, known to me to be the persons whose names are subscribed to the foregoing instrument and they each acknowledged to me that they each executed the same for the purposes and consideration therein expressed.  
WITNESS MY HAND AND SEAL OF OFFICE this the 29th day of July, A.D. 1963.

Lewis Howard Davis  
Notary Public, Travis County, Texas

STATE OF TEXAS:  
COUNTY OF NACOGDOCHES:  
That I, Lewis Howard Davis, being one of the owners of the hereon designated tract out of Outlot 40, Division "O" in the City of Austin, Travis County, Texas, and being conveyed to me by virtue of the deed recorded in Vol. 338, page 76, Travis County Deed Records, do hereby adopt this plat as my subdivision to be known as "WALTER L. DAVIS SUBDIVISION", and do hereby dedicate to the public the streets and easements shown hereon.  
Witness My Hand this the 1st day of August, A.D. 1963.

Lewis Howard Davis

THE STATE OF TEXAS:  
COUNTY OF NACOGDOCHES:  
Before me, the undersigned authority, on this day personally appeared Lewis Howard Davis, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
WITNESS MY HAND AND SEAL OF OFFICE this the 1st day of August, A.D. 1963.

Notary Public, Nacogdoches County, Texas

APPROVED FOR ACCEPTANCE on the 16th day of August, A.D. 1963.  
By: Boyle M. Osborne, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS on the 16th day of August, A.D. 1963.  
Secretary: David B. Banow  
Chairman

FILED FOR RECORD on the 21 day of Aug, A.D. 1963 at 1:35 o'clock P.M.

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 21 day of Aug, A.D. 1963 at 1:35 o'clock P.M. and duly recorded on the 21 day of Aug, A.D. 1963 at 1:40 o'clock P.M. in the Plat Records of said county in Book 18 PAGE 31.

Witness My Hand and Seal of Office the date last written above.

Miss Emilie Limberg, County Clerk  
Travis County, Texas  
By: Deputy

RECEIVED  
JUL 19 1963  
PLANNING DEPT.  
CITY OF AUSTIN

283-63-103

31

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City of Austin  
Development Services Department  
Land Status Determination  
1995 Rule Platting Exception  
January 12, 2021

File Number: C81-2021-0009  
Address: 2335 E CESAR CHAVEZ ST  
Tax Parcel I.D. # 0201091012 Tax Map Date: 01/06/2021

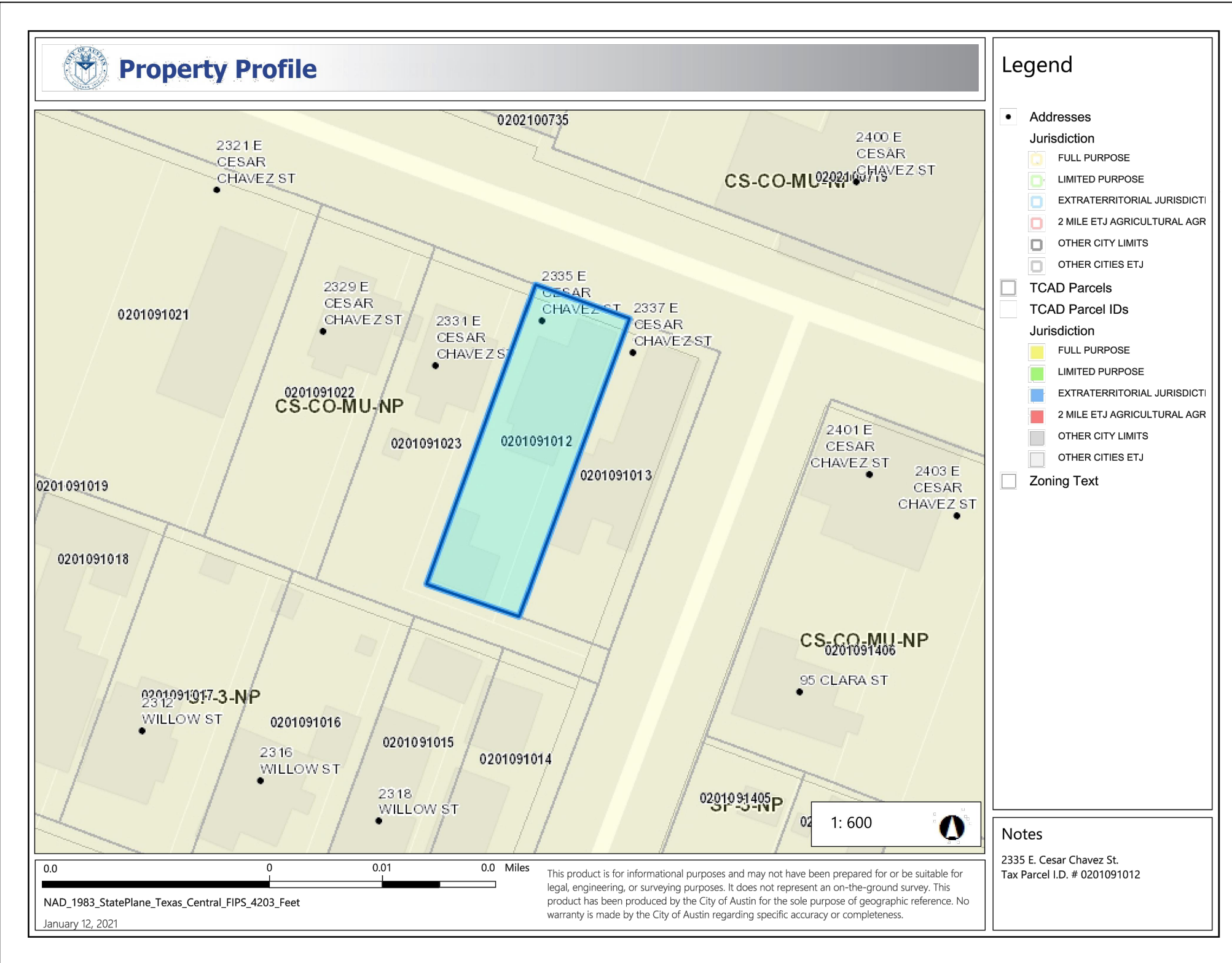
The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **TRACT 1: WEST ONE-HALF OF OUTLOT NO. FORTY(40), IN DIVISION O** in the current deed, recorded on **November 04, 2019**, in **Document # 2019172649**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **October 02, 1980**, in Volume **7117**, Page **121**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **August 20, 1929**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

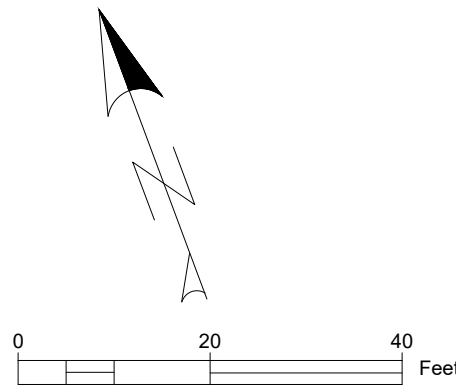
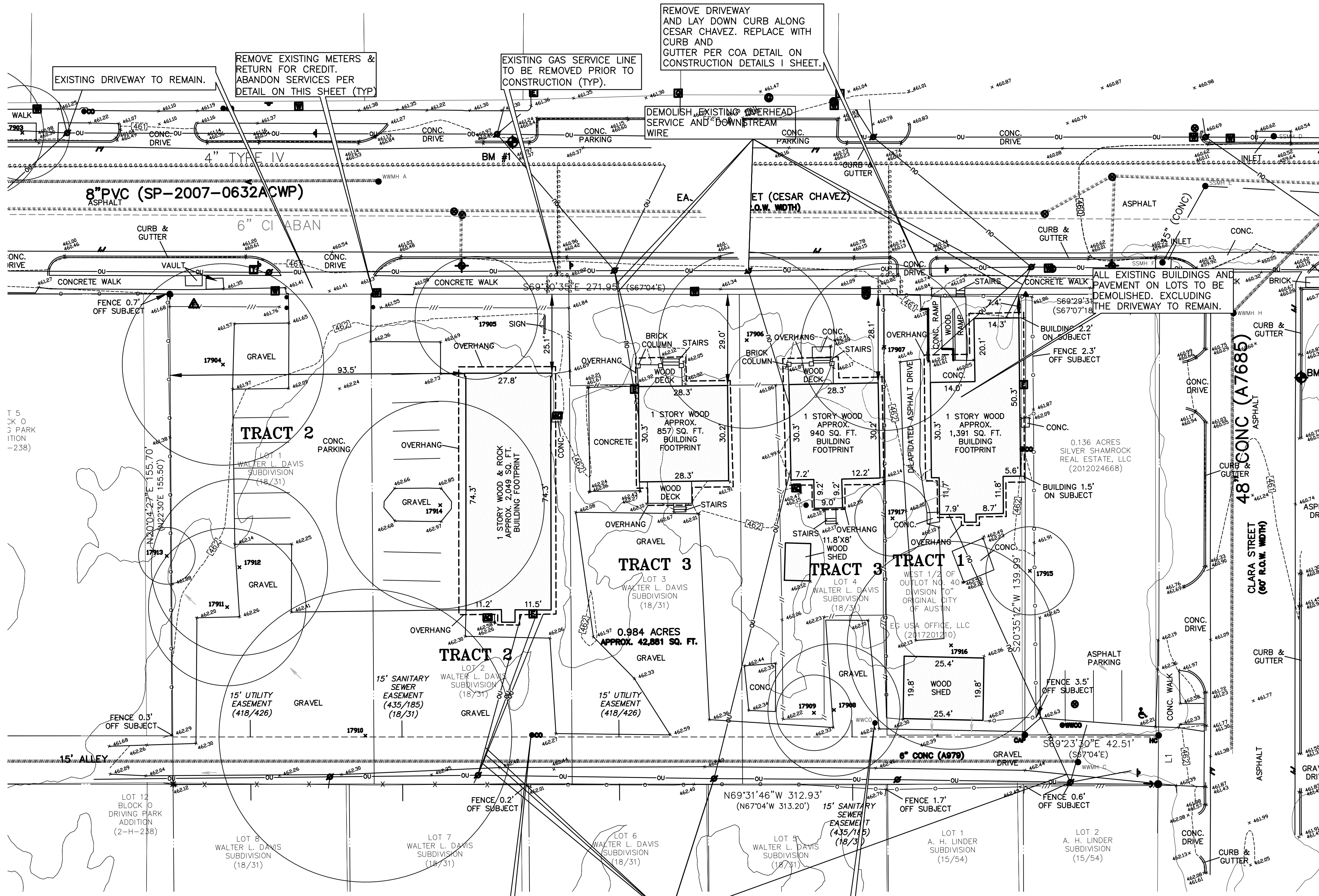
Additional Notes/Conditions:  
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Cesar Zavala  
Representative of the Director  
Development Services Department







TREE LIST	
JUNE 28, 2018	
17901	PECAN 16
17902	PECAN 21
17903	PECAN 15
17904	PECAN 32
17905	LIVE OAK 13 13
17906	PECAN 28
17907	HACKBERRY 19 DEAD 15
17908	PECAN 21
17909	AMERICAN ELM 12
17910	LIVE OAK 31 31
17911	PECAN 25
17912	PECAN 28
17913	PECAN 9
17914	PECAN 33
17915	CAATALPA 14
17916	PECAN 33
17917	RED OAK 12

Call out all existing water meter, size clean outs and service lines.

NO DEMOLITION ACTIVITIES WILL OCCUR PRIOR TO THE PRE-CONSTRUCTION MEETING.

#### GENERAL NOTE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR COORDINATING THE LOCATION AND PRESERVATION OF EXISTING DRY UTILITIES (ELECTRIC, TELEPHONE, CABLE, ETC).

#### ENGINEER'S CERTIFICATION

A CIVIL ENGINEER REGISTERED IN TEXAS MUST CERTIFY A PLAN OR PLAT AS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THIS SUBCHAPTER. THE DIRECTOR OF WATERSHED PROTECTION DEPARTMENT MAY WAIVE THIS REQUIREMENT AFTER MAKING A DETERMINATION THAT THE PLAN OR PLAT INCLUDES ONLY MINOR ALTERATIONS OR IMPROVEMENTS THAT DO NOT REQUIRE THE SERVICES OF AN ENGINEER.

ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

#### SITE PLAN APPROVAL

FILE NUMBER: SP-2021-0319C APPLICATION DATE: 02/25/2022  
APPROVED BY COMMISSION ON: UNDER SECTION OF  
CHAPTER: OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81.LDC): CASE MANAGER  
PROJECT EXPIRATION DATE (ORD.#970905-A): DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE

ZONING

REV. 1 CORRECTION 1

REV. 2 CORRECTION 2

REV. 3 CORRECTION 3

SITE PLAN NUMBER: SP-2021-0319C

#### BENCHMARK INFORMATION:

BM #1: SQUARE IN THE BACK OF CURB OF THE NORTH CURBLINE OF EAST 1ST STREET (CESAR CHAVEZ), +/- 235' WEST OF THE INTERSECTION OF EAST 1ST STREET AND CLARA STREET.

ELEVATION = 460.95'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

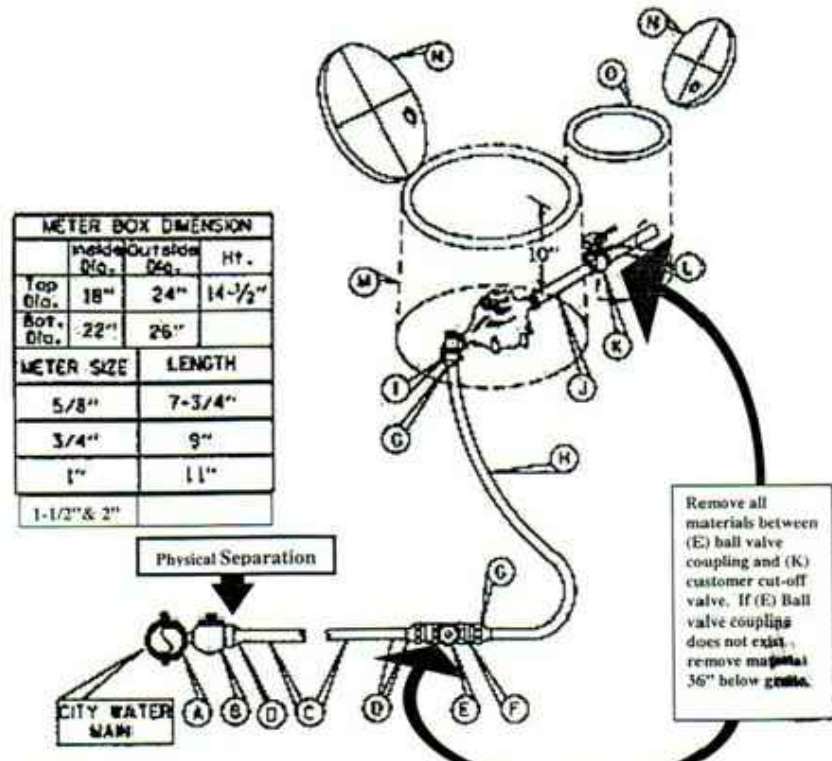
BM #2: SQUARE IN THE BACK OF CURB OF EAST CURBLINE OF CLARA STREET, +/- 57' SOUTH OF THE INTERSECTION OF EAST 1ST STREET (CESAR CHAVEZ) AND CLARA STREET.

ELEVATION = 460.89'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

#### ABANDONMENT OF SERVICES AT THE MAIN REFERENCE DETAIL. RESIDENTIAL/COMMERCIAL.

Notes:

- Meter box (M), meter, angle meter stop (I), water meter coupling (J), service pipe from ball valve to angle stop (H), ball valve couplings (E), shall be removed from the Right of Way (ROW). Synopsis: remove (E) and all material up to (K).
- If ball valve coupling (E) does not exist remove all materials to 36" below grade.
- A physical separation between the corporation stop (B) at the main and the service pipe (C) shall be performed. This is accomplished by removing the pipe coupling at the corporation stop (D). Corporation stop (B) shall be abandoned in place in the OFF position.
- After separation between the corporation stop (B) and service pipe (C) is achieved the corporations stop (B) and main water pipe (A) is wrapped with 8-millimeter polyethylene film.
- All voids behind the curb shall be filled with select backfill and 6" of topsoil in accordance with the Public Works Utility Street Cut Manual.
- All work performed in the ROW shall be in accordance with current City of Austin Standards, Specifications and Utility Street Cut Manual.



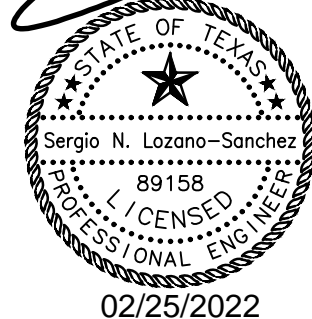
REMOVE EXISTING CLEAN OUT. ABANDON SERVICE LINE AT MAIN VIA PLUG AND CAP.

DEMOLISH EXISTING OVERHEAD SERVICE AND DOWNSTREAM WIRE

REMOVE EXISTING CLEAN OUT. ABANDON SERVICE LINE AT MAIN VIA PLUG AND CAP.

REVISIONS/ CORRECTIONS

NO DESCRIPTION



HOLLY MU  
2335, 2331, 2329 & 2321 E. CESAR CHAVEZ  
AUSTIN, TEXAS 78702

EXISTING CONDITIONS AND DEMOLITION PLAN

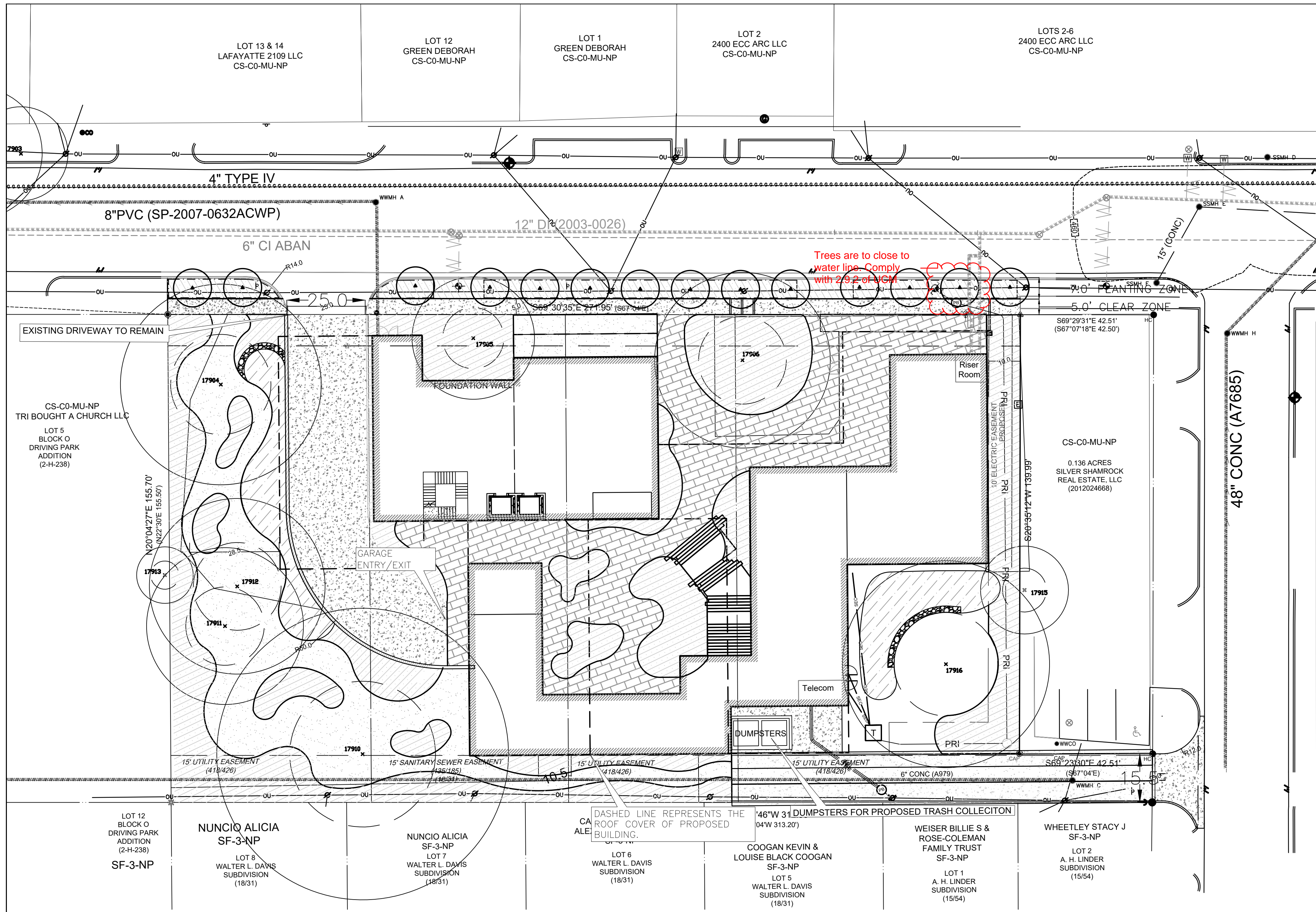


SHEET:

3

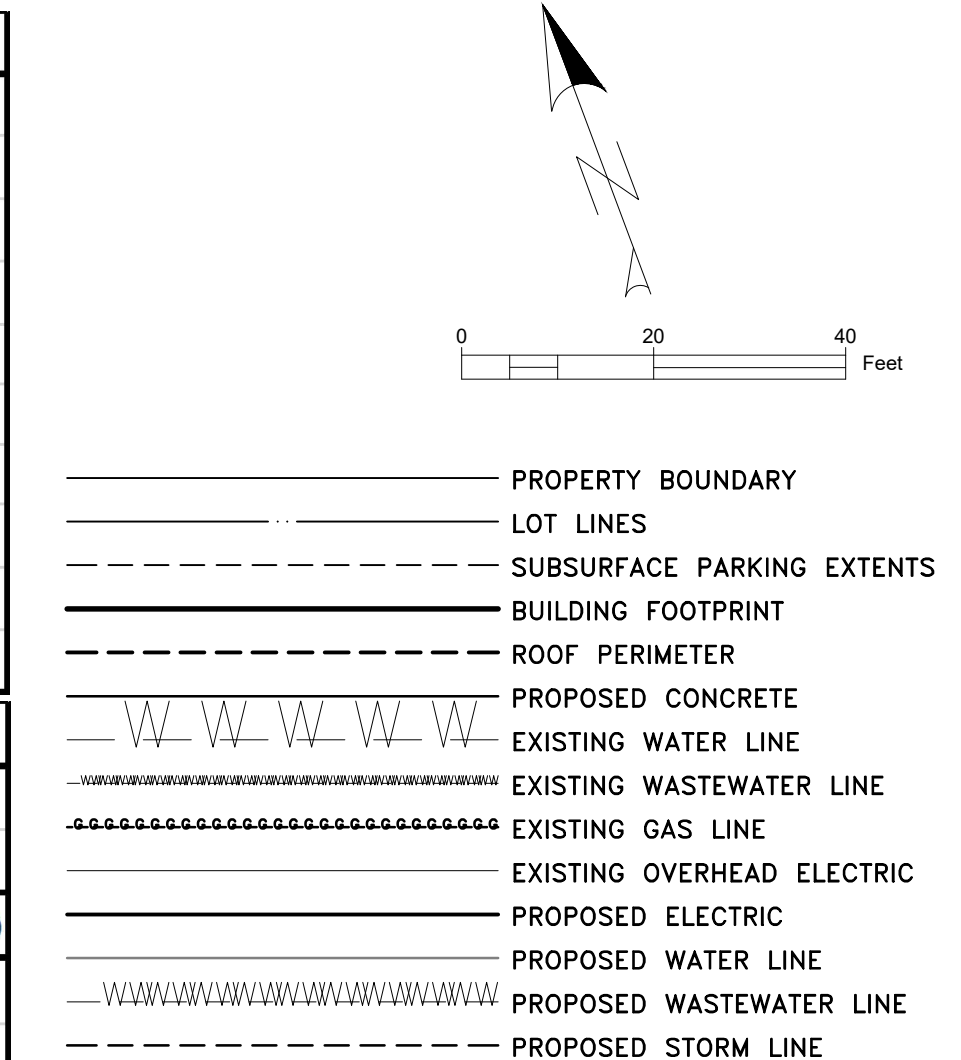
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SITE DATA TABLE			
Existing Use	Commercial/Residential		
Proposed Use	Retail/Housing		
Gross Site Area	42,880.52	SF	
Zoning	CS-CO-MU-NP		
Minimum Site Area Req.	5,750.00	SF	
Total Gross SF	42,880.52	SF	
Building Coverage	20,510.00	SF	
Impervious Cover	25,351.50	SF	
Finished Floor Elevation	464.17/462.00		
No. of Stories	6		

ZONING REQUIREMENTS			
Zoning	CS-CO-MU-NP		
Lot Area	42,880.52	SF	
ALLOWED EXISTING PROPOSED			
Building Height	60	N/A	TBD
Building Coverage	95%	0	41.60%
Impervious Cover	95%	57.10%	59.12%
F.A.R. (X:1)	2	0.12	1.56
Setbacks	10'	N/A	10'

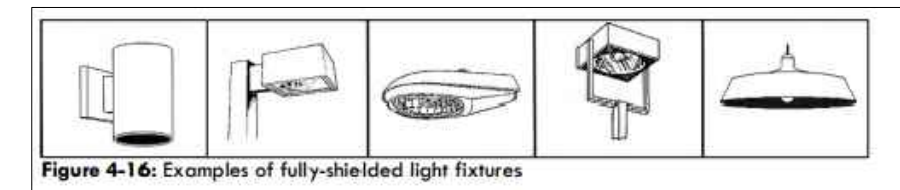


Parking Calculations			
Use	Ratio	SF/ Units	Spaces Req.
Office	1/275	1,091.00	3.97
Restaurant	1/75	3,320.00	44.27
Retail	1/275	5,386.00	19.59
Residential S	1/Unit	25.00	25.00
Residential 1a	1.5/Unit	30.00	45.00
Residential 2a	2/ Unit	20.00	40.00
Subtotal			177.82
Affordable Housing Reduction			55.00
20% Urban Core Reduction for Commercial			13.56
Total Required Parking			109.26
Total Parking Provided			141

IMPERVIOUS COVER								
Net Site Area	42,880.52	SF	0.984	AC				
Zoned	CS-CO-MU-NP							
FAR	1.56							
	EXISTING	%	DEMOLITION	%	PROPOSED	%	TOTAL	%
Building/Roof	5,237.00	12.21%	5,237.00	12.21%	20,902.40	48.75%	20,902.40	48.75%
Concrete/Asphalt	7,462.03	17.40%	7,462.03	17.40%	4,449.10	10.38%	4,449.10	10.38%
Gravel	11,786.54	27.49%	11,786.54	27.49%		0.00%	-	0.00%
Wood (@50%)	504.46	1.18%	504.46	1.18%		0.00%	-	0.00%
TOTAL	24,485.57	57.10%	24,485.57	57.10%	25,351.50	59.12%	25,351.50	59.12%

#### SUBCHAPTER E/DESIGN STANDARDS:

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.



#### SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

#### ENGINEER'S CERTIFICATION:

A CIVIL ENGINEER REGISTERED IN TEXAS MUST CERTIFY A PLAN OR PLAT AS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THIS SUBCHAPTER THE DIRECTOR OF WATERSHED PROTECTION DEPARTMENT MAY WAIVE THIS REQUIREMENT AFTER MAKING A DETERMINATION THAT THE PLAN OR PLAT INCLUDES ONLY MINOR ALTERATIONS OR IMPROVEMENTS THAT DO NOT REQUIRE THE SERVICES OF AN ENGINEER.

#### COMPATIBILITY STANDARDS NOTES:

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

#### ACCESSIBILITY STANDARD NOTES:

- ACCESSIBLE ROUTE ROUTE MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (ANSI 403.3)
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP [ANSI 403.3]
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED, THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

#### TREE LIST JUNE 28, 2018

17901 PECAN 16  
17902 PECAN 21  
17903 PECAN 15  
17904 PECAN 32  
17905 LIVE OAK 13 13  
17906 PECAN 28  
17907 HACKBERRY 19 DEAD 15  
17908 PECAN 21  
17909 AMERICAN ELM 12  
17910 LIVE OAK 31 31  
17911 PECAN 25  
17912 PECAN 28  
17913 PECAN 9  
17914 PECAN 33  
17915 CATALPA 14  
17916 PECAN 33  
17917 RED OAK 12

#### SITE PLAN NOTES:

- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
- NO STRUCTURES INCLUDING OVERHANGS ARE ALLOWED IN EASEMENTS.
- VERIFY COMPLIANCE WITH REQUIREMENTS OF SUBCHAPTER E, SEC. 2.6.2 BY:
  - SCREENING OF SOLID WASTE COLLECTION AND LOADING AREAS SHALL CONSIST OF THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

#### Affordability Unlocked

	Level	Commercial use	Vertical Circulation	Building amenity	Corridor	Base building Service	Residential	Parking	Total
Type I B-S 1/A/M/R	-3	-	710	-	-	880	-	17,178	18,768
	-2	-	710	-	-	880	-	17,178	18,768
	-1	-	710	-	-	880	-	17,178	18,768
	1	9,948	1,324	1,136	5,141	261	-	-	17,810
		9,948	3,454	1,136	5,141	2,901	-	51,534	74,114
Type IV, R-2	2	-	1,085	-	3,550	276	12,515	-	17,426
	3	-	1,085	-	3,550	276	12,515	-	17,426
	4	-	1,085	-	3,550	276	12,515	-	17,426
	5	-	1,085	-	3,550	276	12,515	-	17,426
	6	-	1,085	-	3,550	276	12,515	-	17,426
	Roof	-	551	3,663	-	276	-	-	4,490
		-	5,976	3,663	17,750	1,656	62,575	-	91,620
						roof not included in total area per 503.1.4			87,130
									165,734
									161,244

#### BENCHMARK INFORMATION:

BM #1: SQUARE IN THE BACK OF CURB OF THE NORTH CURBLINE OF EAST 1ST STREET (CESAR CHAVEZ), +/- 235' WEST OF THE INTERSECTION OF EAST 1ST STREET AND CLARA STREET.

ELEVATION = 460.95'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #2: SQUARE IN THE BACK OF CURB OF EAST CURBLINE OF CLARA STREET, +/- 57' SOUTH OF THE INTERSECTION OF EAST 1ST STREET (CESAR CHAVEZ) AND CLARA STREET.

ELEVATION = 460.89'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

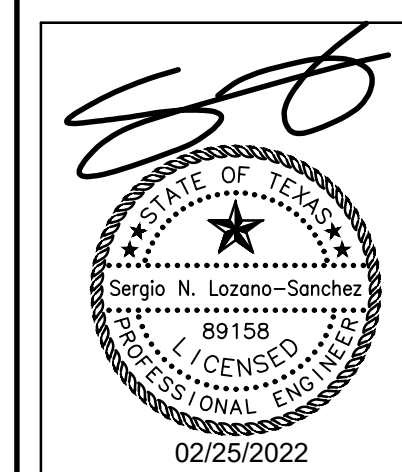
REVIEWED BY

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN APPROVAL		SHEET 4 OF 22
FILE NUMBER: SP-2021-0319C	APPLICATION DATE: 02/25/2022	
APPROVED BY COMMISSION ON: _____	UNDER SECTION _____ OF	
CHAPTER: _____	OF THE CITY OF AUSTIN CODE	
EXPIRATION DATE (25-5-81.LDC) _____	CASE MANAGER _____	
PROJECT EXPIRATION DATE (ORD.#970905-A) _____	DWPZ _____	DDZ _____
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT		
RELEASED FOR GENERAL COMPLIANCE:		
ZONING _____		
REV. 1 _____	CORRECTION 1 _____	
REV. 2 _____	CORRECTION 2 _____	
REV. 3 _____	CORRECTION 3 _____	
SITE PLAN NUMBER: SP-2021-0319C		

REVISIONS/ CORRECTIONS

NO DESCRIPTION

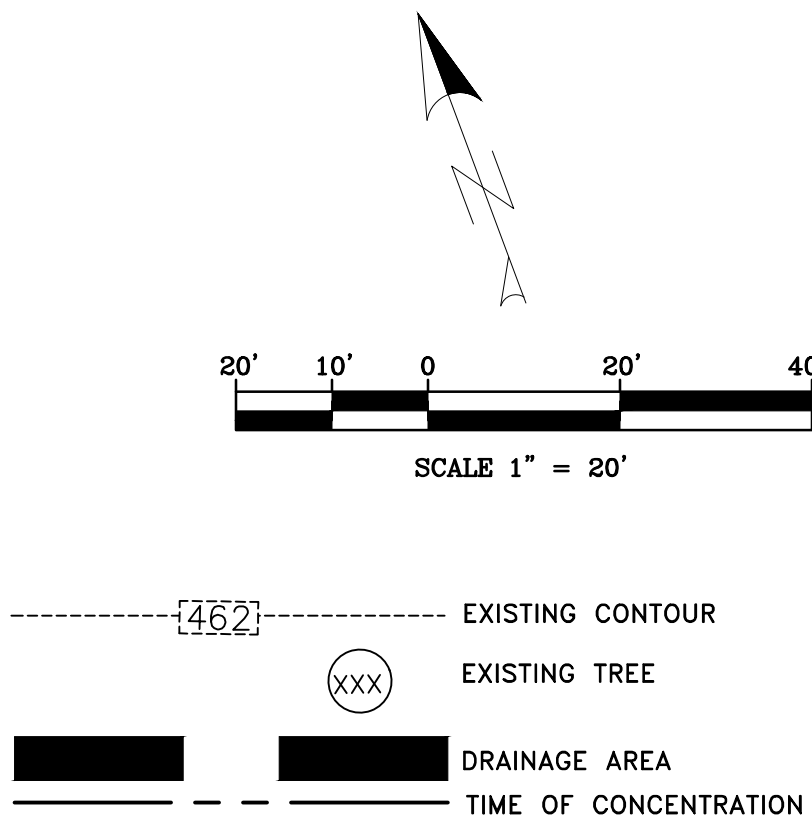


HOLLY MU  
2335, 2329 & 2321 E. CESAR CHAVEZ  
ASUTIN, TEXAS 78702



SHEET:  
4  
OF 22





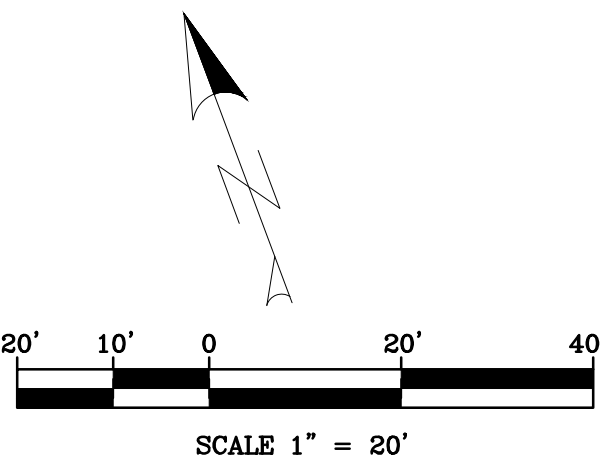
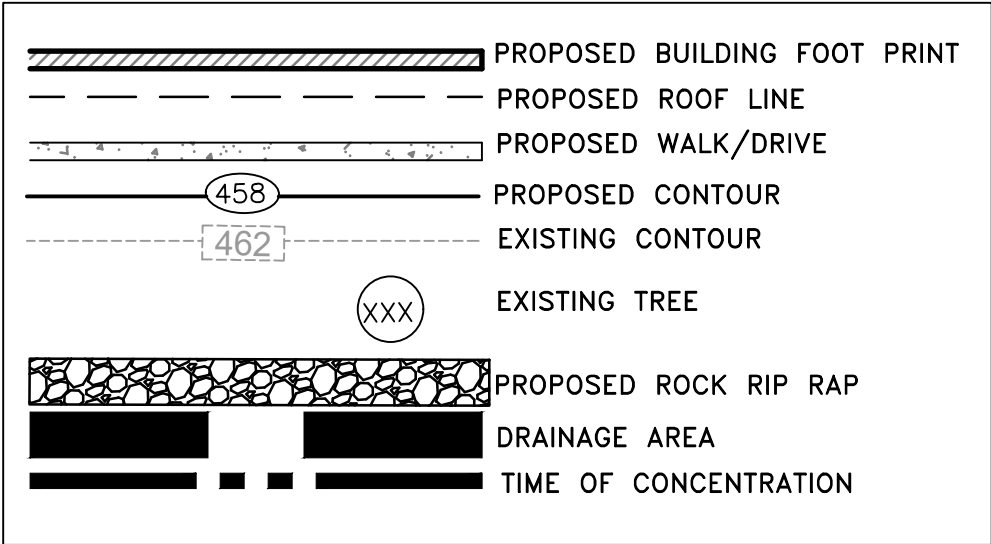
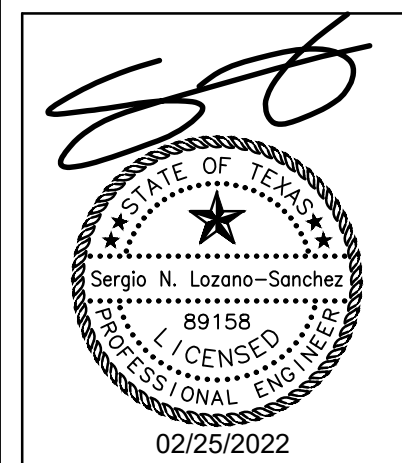
Project Name:		Holly MU															
		HEC-HMS INPUTS															
Drainage Area	Area (s.f.)	Area (sq. mi.)	Tc (hr)	Tlag (hr)	Imp. Cov. (s.f.)	Imp. Cov. (%)	Soil Type	Pervious Cover Type	Hydro. Cond.	Hydro Group	Imp. Cov. CN	Pervious CN	Weighted CN	Q2  (CFS)	Q10  (CFS)	Q25  (CFS)	Q100  (CFS)
EXISTING CONDITIONS																	
E1	25,849	0.00093	0.11	0.07	12,282	47.51%	Bh	Grassland	Good	D	98	80	88.55	2.94	4.67	5.78	7.69
												E-JUNCTION1		2.94	4.67	5.78	7.69
E2	2,411	0.00009	0.36	0.22	2,000	82.95%	Bh	Grassland	Good	D	98	80	94.93	0.20	0.31	0.38	0.50
												E-JUNCTION2		0.20	0.31	0.38	0.50
E3	3,098	0.00011	0.02	0.05	2,204	71.14%	Bh	Grassland	Good	D	98	80	92.81	0.40	0.61	0.74	0.98
												E-JUNCTION3		0.40	0.61	0.74	0.98
E4	11,522	0.00041	0.07	0.05	8,000	69.43%	Bh	Grassland	Good	D	98	80	92.50	1.47	2.26	2.76	3.63
												E-JUNCTION4		1.47	2.26	2.76	3.63
PROPOSED CONDITIONS																	
P1	24,056	0.00086	0.25	0.15	15,032	62.49%	Bh	Grassland	Good	D	98	80	91.25	2.14	3.34	4.13	5.47
												P-JUNCTION1		2.14	3.34	4.13	5.47
P2	1,896	0.00007	1.16	0.70	-	0.00%	Bh	Grassland	Good	D	98	80	80.00	0.08	0.12	0.16	0.21
												P-JUNCTION2		0.08	0.12	0.16	0.21
P3	2,577	0.00009	0.15	0.09	230	8.93%	Bh	Grassland	Good	D	98	80	81.61	0.26	0.42	0.52	0.69
												P-JUNCTION3		0.26	0.42	0.52	0.69
P4	14,352	0.00051	0.27	0.16	10,090	70.31%	Bh	Grassland	Good	D	98	80	92.66	1.29	1.96	2.41	3.17
												P-JUNCTION4		1.29	1.96	2.41	3.17

Tc: Calculated with TR-55	
Tlag: Maximum of Tc x 0.60 or 5 minutes	

SITE PLAN NUMBER: SP-2021-0319C

OF 22



[illegible]

HOLLY MU  
2335, 2331, 2329 & 2321 E. CESAR CHAVEZ  
ASUTIN, TEXAS 78702

# PROPOSED DRAINAGE AREA MAP

[illegible]

Project Name: **Holly MU**

## HEC-HMS INPUTS

Drainage Area	Area (s.f.)	Area (sq. mi.)	Tc (hr)	Flag (hr)	Imp. Cov. (s.f.)	Imp. Cov. (%)	Soil Type	PerVIOUS Cover Type	Hydro. Cond.	Hydro Group	Imp. Cov. CN	PerVIOUS CN	Weighted CN	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)		
EXISTING CONDITIONS																			
E1	25,849		0.00093	0.11	0.07	12,282	47.51%	Bh	Grassland	Good	D		98	80	88.55	2.90	4.70	5.80	7.70
														E-JUNCTION1		2.90	4.70	5.80	7.70
E2	2,411		0.00009	0.36	0.22	2,000	82.95%	Bh	Grassland	Good	D		98	80	94.93	0.20	0.30	0.40	0.50
														E-JUNCTION2		0.20	0.30	0.40	0.50
E3	3,098		0.00011	0.02	0.05	2,204	71.14%	Bh	Grassland	Good	D		98	80	92.81	0.40	0.60	0.70	1.00
														E-JUNCTION3		0.40	0.60	0.70	1.00
E4	11,522		0.00041	0.07	0.05	8,000	69.43%	Bh	Grassland	Good	D		98	80	92.50	1.50	2.30	2.80	3.60
														E-JUNCTION4		1.50	2.30	2.80	3.60
PROPOSED CONDITIONS																			
P1	22,102		0.00079	0.25	0.15	13,153	59.51%	Bh	Grassland	Good	D		98	80	90.71	2.00	3.10	3.80	5.00
														P-JUNCTION1		2.00	3.10	3.80	5.00
P2	1,863		0.00007	1.16	0.70	-	0.00%	Bh	Grassland	Good	D		98	80	80.00	0.10	0.20	0.20	0.30
														P-JUNCTION2		0.10	0.20	0.20	0.30
P3	2,875		0.00010	0.15	0.09	230	8.00%	Bh	Grassland	Good	D		98	80	81.44	0.30	0.50	0.60	0.80
														P-JUNCTION3		0.30	0.50	0.60	0.80
P4	16,040		0.00058	0.27	0.16	10,190	63.53%	Bh	Grassland	Good	D		98	80	91.44	1.50	2.20	2.70	3.60
														P-JUNCTION4		1.50	2.20	2.70	3.60

ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

## SITE PLAN APPROVAL

SHEET 6 OF 22

FILE NUMBER: SP-2021-0319C APPLICATION DATE: 02/25/2022

APPROVED BY COMMISSION ON: \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF \_\_\_\_\_

CHAPTER: \_\_\_\_\_ OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81) (DC) CASE MANAGER

PROJECT EXPIRATION DATE (ORD #070005 A)	DWBZ	DDZ
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PROJECT EXPIRATION DATE (ORD.#910905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE

ZONING \_\_\_\_\_

REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_


REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_

REV. 3 CORRECTION 3


SITE PLAN NUMBER: SP-2021-0319C

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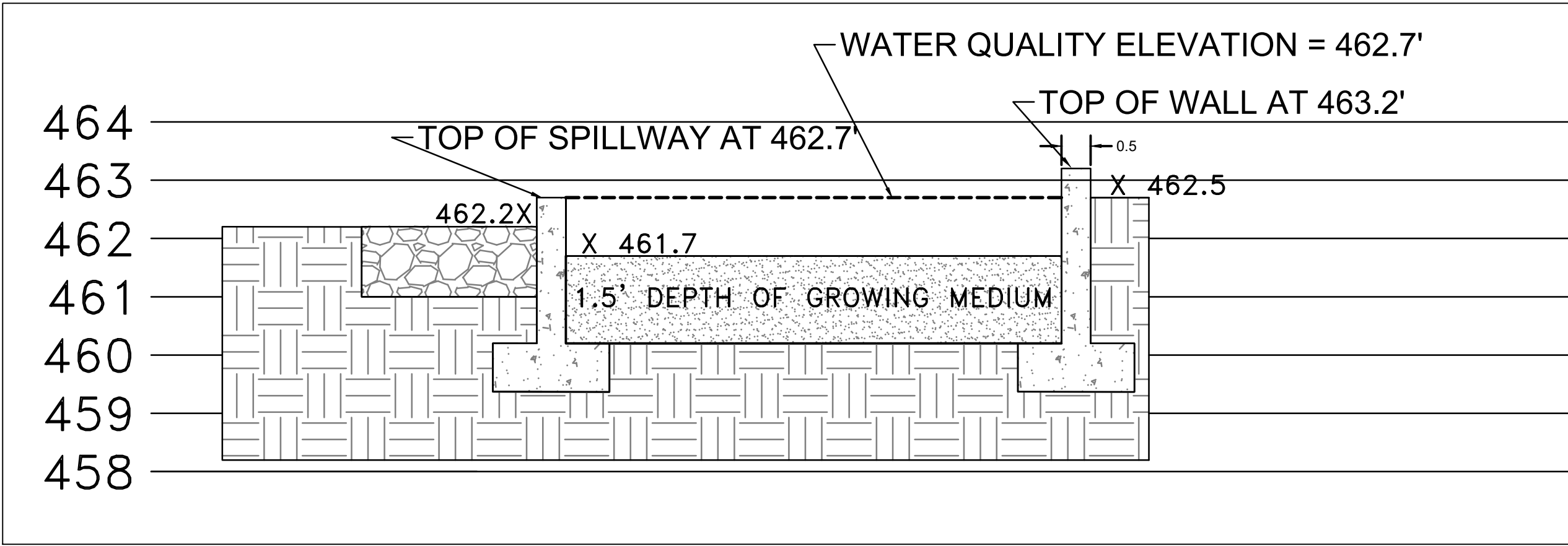
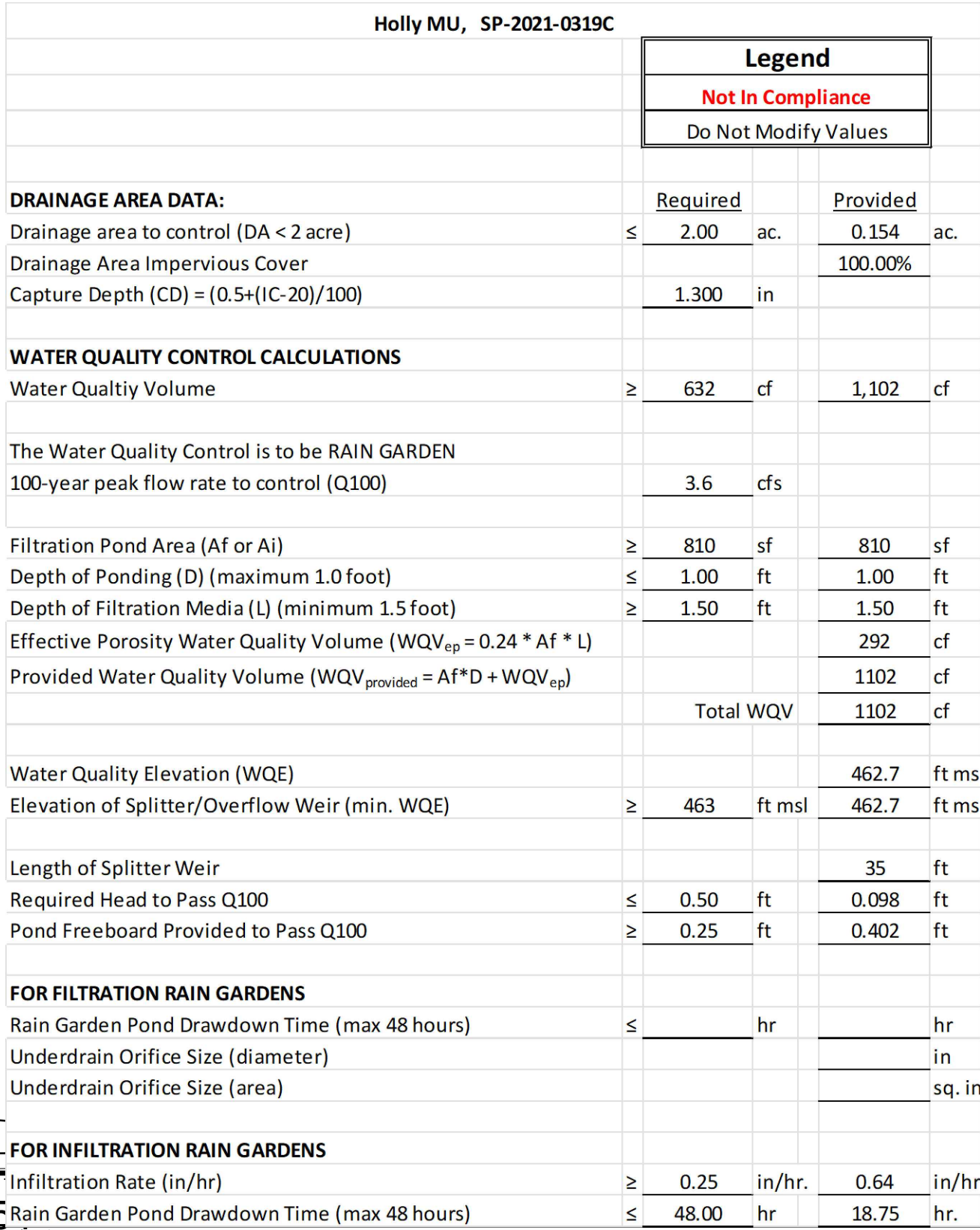
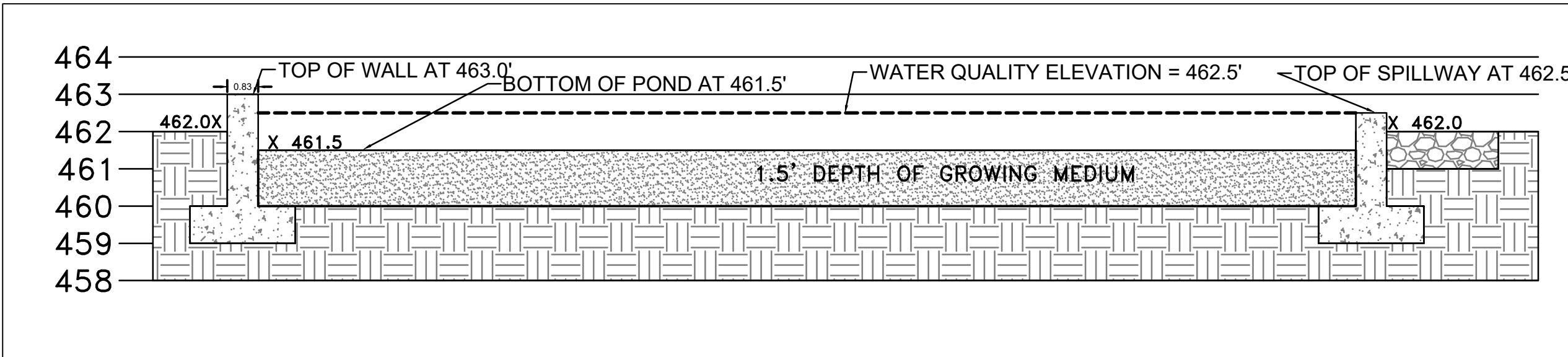
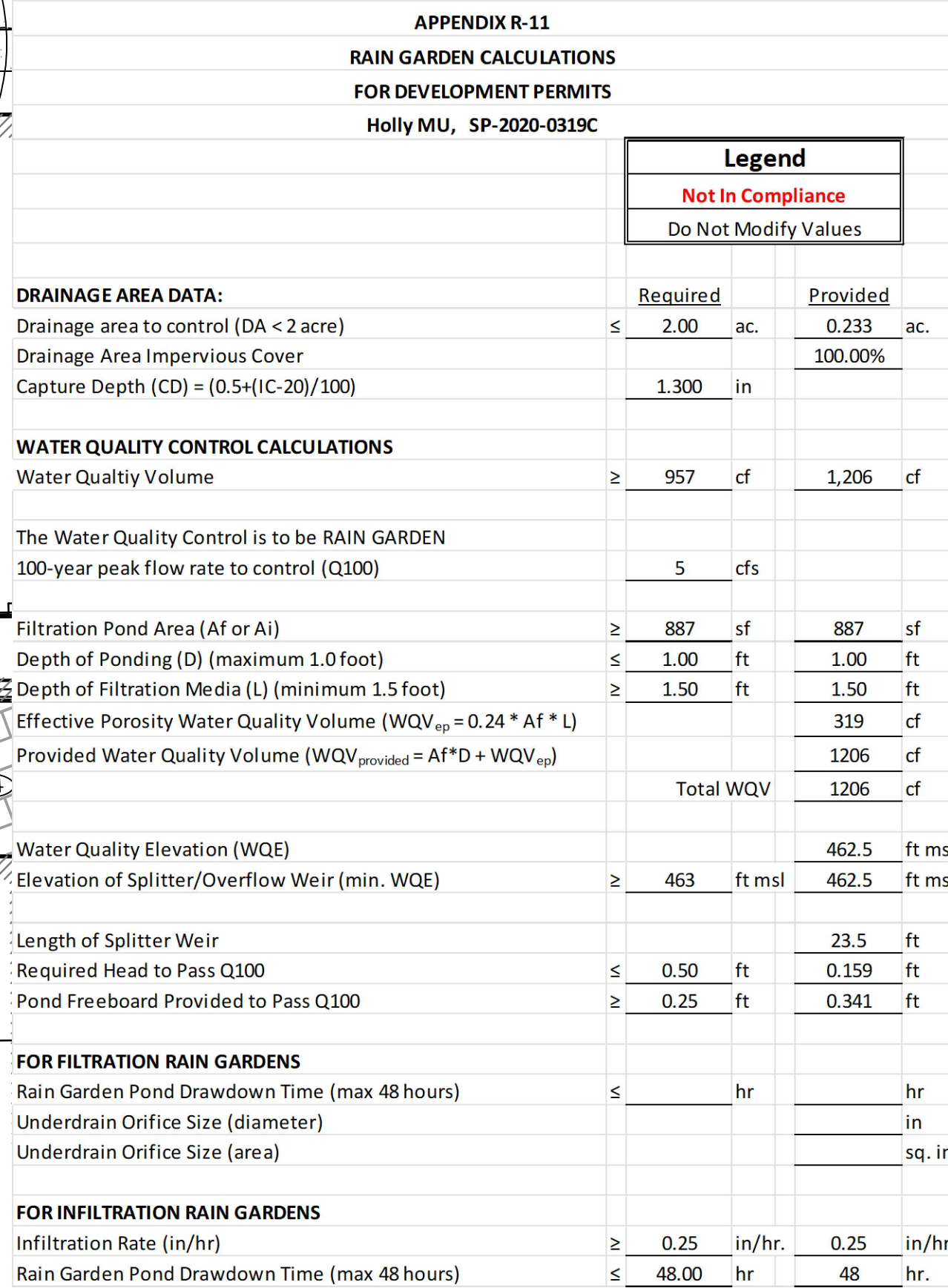
**CIVIL DIVISION**  
**LOC CONSULTANTS**

SHEET:

6

OF 22





ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN APPROVAL SHEET 7 OF 22

FILE NUMBER: SP-2021-0319C APPLICATION DATE: 02/25/2022

APPROVED BY COMMISSION ON: \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF  
CHAPTER: \_\_\_\_\_ OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81,LDC)\_\_\_\_\_CASE MANAGER\_\_\_\_\_

PROJECT EXPIRATION DATE (ORD #970905-A)\_\_\_\_\_DWPZ\_\_\_\_\_DDZ\_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE \_\_\_\_\_

REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_

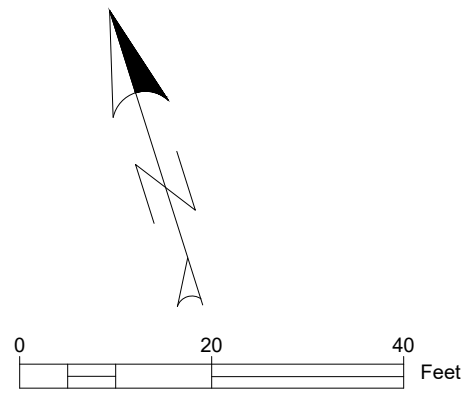
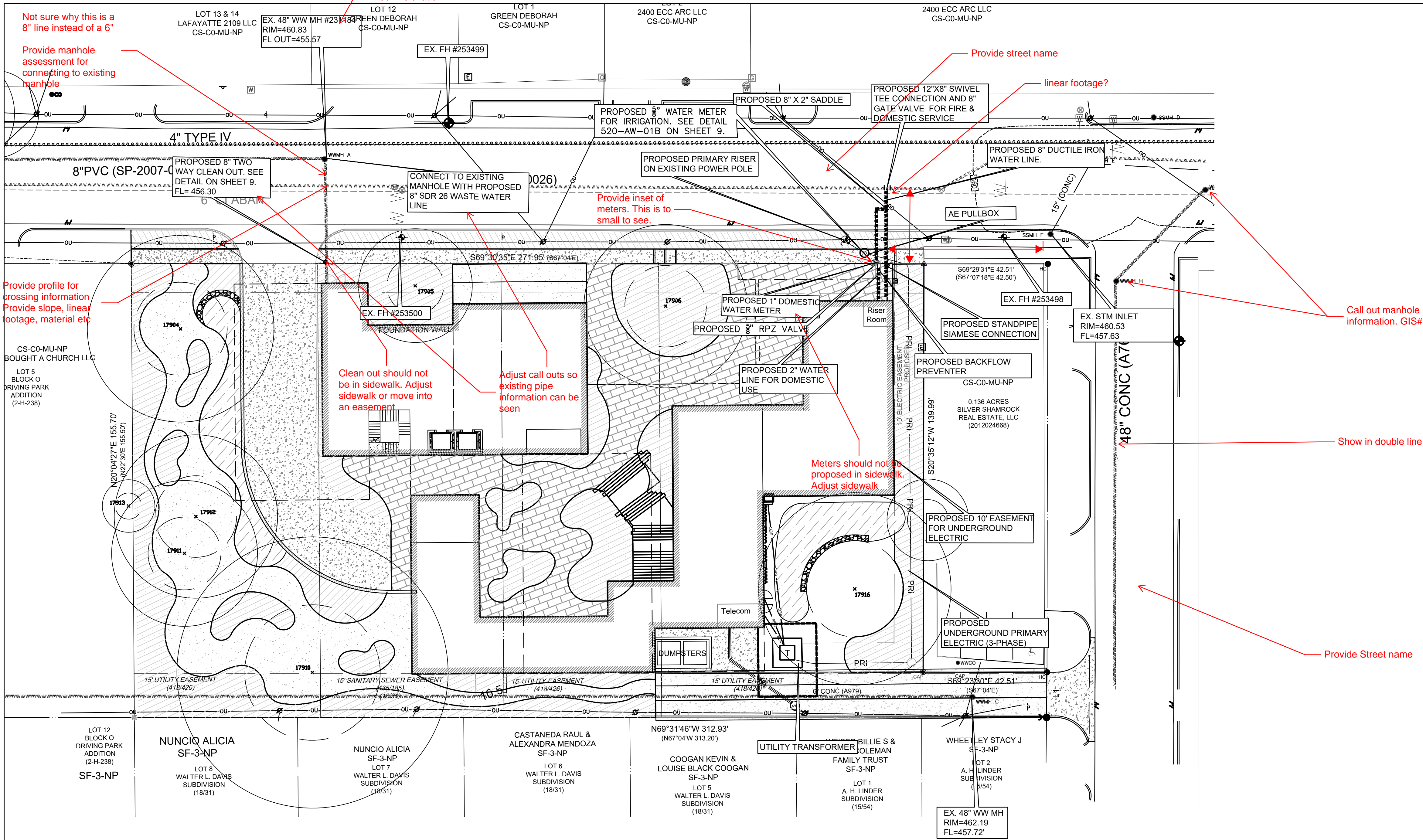
REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_

REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_

SITE PLAN NUMBER: SP-2021-0319C



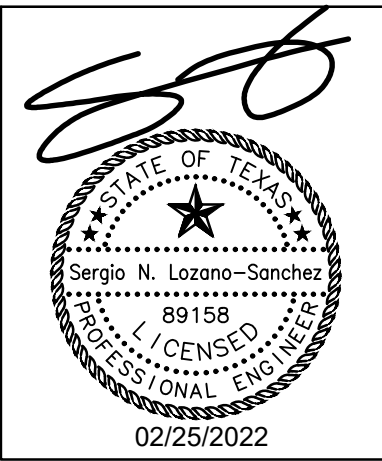




- PROPERTY BOUNDARY
- LOT LINES
- SUBSURFACE PARKING EXTENTS
- BUILDING FOOTPRINT
- ROOF PERIMETER
- PROPOSED CONCRETE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED ELECTRIC
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED STORM LINE

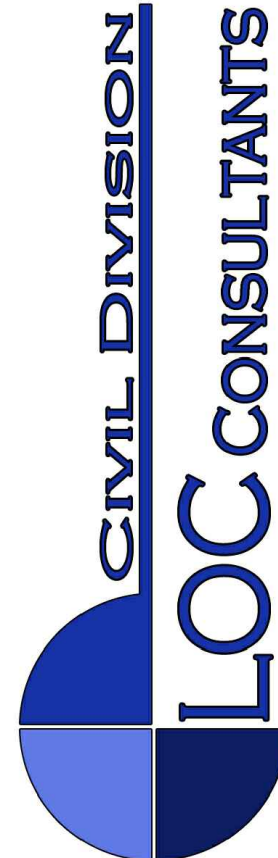
Show all existing and proposed utilities entering site and in right of way.

REVISIONS/ CORRECTIONS	
NO.	DESCRIPTION



HOLLY MU  
2335, 2331, 2329 & 2321 E. CESAR CHAVEZ  
ASUTIN, TEXAS 78702

UTILITY PLAN



SHEET:  
**8**  
OF 22

**NOTE**

RUN ELECTRICAL CONDUIT FROM TRANSFORMER OVERHEAD TO METER BANK PER AUSTIN ENERGY REQUIREMENTS.

**CONSTRUCTION NOTE**

UNDERGROUND MAINS SUPPLYING NFPA 13 SPRINKLER SYSTEMS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13, AND THE FIRE CODE, BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.

**CONTRACTOR VERIFICATION RESPONSIBILITIES**

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES. CONTACT AUSTIN AREA "ONE CALL CENTER" AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS.

**INSPECTION NOTES**

1. NOTIFY LOC CONSULTANTS 24 HOURS IN ADVANCE FOR SITE INSPECTIONS.

2. CALL SERGIO LOZANO (512) 587-7236 WITH LOC CONSULTANTS FOR INSPECTIONS.

ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

**SITE PLAN APPROVAL** SHEET 8 OF 22

FILE NUMBER: SP-2021-0319C APPLICATION DATE: 02/25/2022

APPROVED BY COMMISSION ON: \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF CHAPTER \_\_\_\_\_ OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81.LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_

PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_

ZONING \_\_\_\_\_

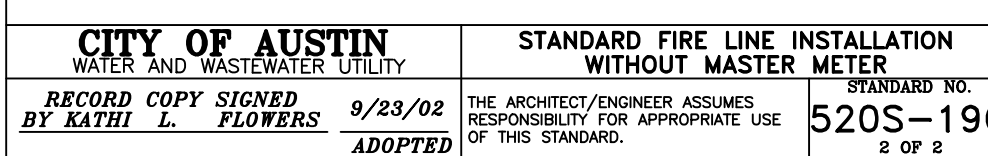
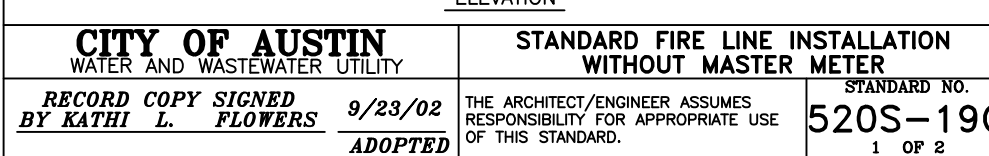
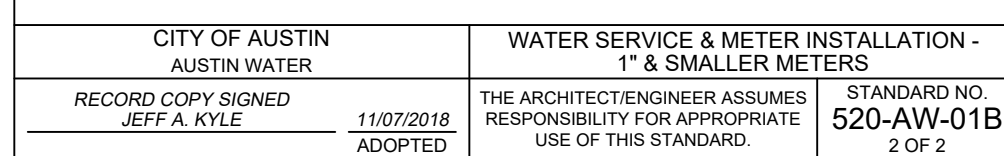
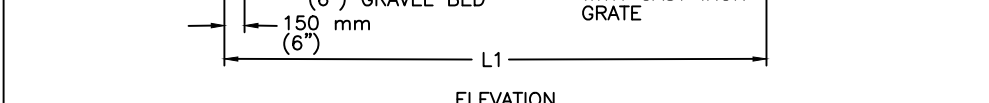
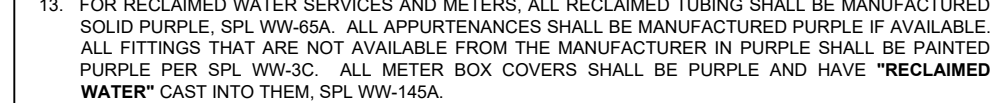
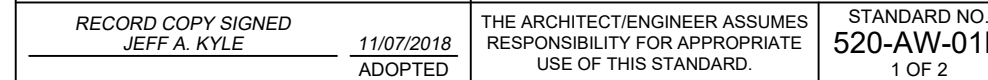
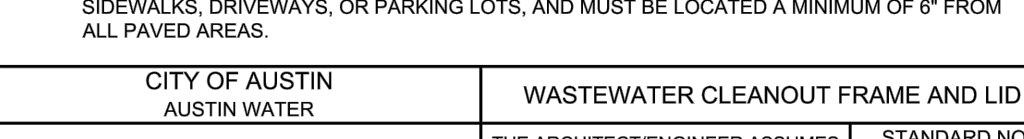
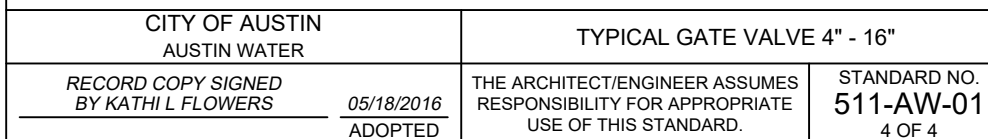
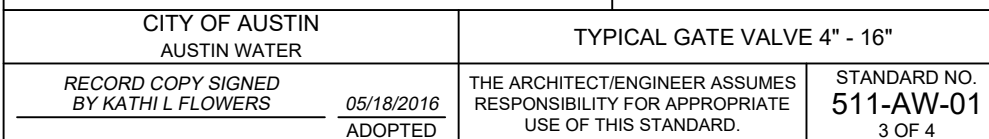
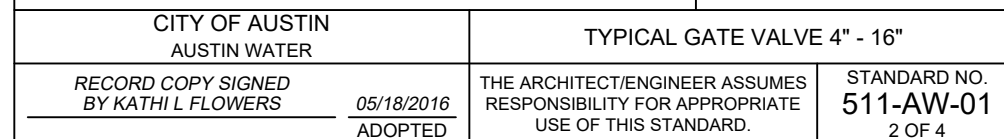
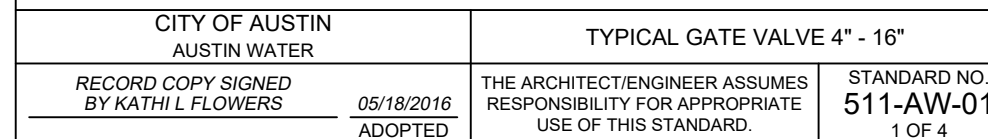
REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_

REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_

REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_

SITE PLAN NUMBER: SP-2021-0319C





SITE PLAN NUMBER: SP-2021-0319C




GENERAL NOTES

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.


REVIEWED BY AUSTIN WATER APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTIONS.

Use of Electronic Files General Disclaimer: Use of the attached files in any manner indicates your acceptance of terms and conditions as set forth below. If you do not agree to all of the terms and conditions, please contact Austin Water pipeline engineering, project coordinator prior to use of the referenced information. Please be advised that the attached files are in a format that can be altered by the user. Due to this fact, any reuse of the data will be at the user's sole risk without liability or legal exposure to The City of Austin and user shall indemnify and hold harmless The City of Austin from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from using the digital file. In addition, it is the responsibility of the user to compare all data with the PDF version of this drawing. In the event there is a conflict between the PDF version drawing and the electronic file, the PDF version drawing shall prevail.

FIRE FLOW TEST DATA



AUSTIN FIRE DEPARTMENT  
FIRE PREVENTION DIVISION  
6310 Wilhelmina Delco Dr., Austin, Texas 78752  
afid.hydrants@austintexas.gov



Hydrant Flow Test Report			
TEST DATE	FIRE BOX	COMPANY	PREVENTION
01/22/2021	702		
TIME	MAP GRID ID	AFD STAFF	
1300 HRS	K21	MCQUIRE, DAVID	

RESIDUAL HYDRANT			
RESIDUAL HYDRANT #	MAIN SIZE (in.)		
253498	6		
BLK #	DIRECTION	STREET NAME	TYPE
2300	E	CESAR CHAVEZ	ST
STATIC PRESSURE (PSI)	RESIDUAL PRESSURE (PSI)		
106	102		

FLOW HYDRANT			
FLOW HYDRANT #	MAIN SIZE (in.)		
253500	6		
BLK #	DIRECTION	STREET NAME	TYPE
2300	E	CESAR CHAVEZ	ST
STATIC PRESSURE (PSI)	RESIDUAL PRESSURE (PSI)		
98	92		

Comments

dc = discharge coefficient  
straight 2 1/2" hose = 0.9  
w/ 45° elbow = 0.75

0.75

FLOW RATE (GPM) =

1341

NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.

HFT# #14758199

INSPECTION NOTES

Please contact Development Services Department, Site and Subdivision Inspection at sitesubintake@austintexas.gov for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any Pre-construction meeting can be held.

AW INFRASTRUCTURE INFORMATION

PROPOSED PRODUCT TYPE (TO BE INSTALLED)	LENGTH OF PIPE (LF)	SIZE OF PIPE (INCH)	NO. OF SERVICES
WATER MAIN			
WASTEWATER MAIN			
RECLAIMED WATER MAIN			
WATER SERVICE	±155'/±115'	8"/2"	2
WASTEWATER SERVICE	±42'	8"	1
RECLAIMED WATER SERVICE	NA	NA	NA

DOES THIS PROJECT NEED AULCC REVIEW?

☒ YES  
☐ NO

IF YES, PLEASE PROVIDE UCC# \_\_\_\_\_

NOTE: IF THE PROJECT IS LOCATED WITHIN FULL PURPOSE JURISDICTION, A RIGHT-OF-WAY REVIEW, THROUGH THE AULCC PERMIT PROCESS WILL BE REQUIRED.

DOES THIS PROJECT INVOLVE A DEVELOPMENT AGREEMENT THAT IMPACTS AUSTIN WATER INFRASTRUCTURE?

☐ YES  
☒ NO

PROJECT INFORMATION

FIRE, DOMESTIC AND IRRIGATION DEMAND DATA	
GRID NUMBER:	K21
MAPSCO NUMBER:	615H
AW INTERSECTION NUMBER:	30192
BUILDING SIZE IN SQUARE FEET:	60,846 S.F.
BUILDING TYPE PER IFC:	TYPE V-B
BUILDING HEIGHT:	60 FT
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	7,030 GPM
REQUIRED BUILDING FIRE FLOW PER IFC:	6,750 GPM
REDUCED FIRE FLOW PER 75% FIRE SPRINKLER REDUCTION:	1,687.5 GPM
*MINIMUM FIRE FLOW:	1,687.5 GPM
DOMESTIC WATER DEMAND IN GPM:	160 GPM
WATER SUPPLY FIXTURE UNITS (WSFU) FLUSH TANKS OR FLUSHOMETERS:	699.5 FU
AUSTIN WATER PRESSURE ZONE:	CENTRAL NORTH
STATIC WATER PRESSURE IN PSI:	106.93 PSI
STATIC PRESSURE AT THE HIGHEST LOT SERVED IN PSI:	111.26 PSI
STATIC PRESSURE AT THE LOWEST LOT SERVED IN PSI:	98 PSI
IRRIGATION DEMAND:	20 GPM
8" FIRE LINE VELOCITY:	10.8 FT/SEC
2" DOMESTIC LINE VELOCITY:	16.3 FT/SEC

NOTE: LOTS WITH 65 PSI OR GREATER REQUIRE A PRV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC WATER METER.

\*ON MINIMUM FIRE FLOW, FOR COMMERCIAL DEVELOPMENT, DESIGN ENGINEER MUST INCLUDE 1500 GALLONS PER MINUTE OR REDUCED FIRE FLOW AMOUNT, WHICHEVER IS GREATER AND 1000 GALLONS PER MINUTE ON RESIDENTIAL DEVELOPMENT/SUBDIVISION

Exceeds max velocity

STANDARD CONSTRUCTION NOTES  
NOVEMBER 23, 2017

- THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
- CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM AUSTIN TRANSPORTATION DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLY.
- AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY AUSTIN TRANSPORTATION INSPECTION OR DEVELOPMENT SERVICES DEPARTMENT (DSD) INSPECTIONS AT THE NUMBER INDICATED ON THE PLANS BY THE AW PLAN REVIEWER.
- THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.
- NO OTHER UTILITY SERVICE/APPERTENANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
- THE CITY SPECIFICATION ITEM 5095 WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
- ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 18045.04.
- PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS, AS DETERMINED BY THE DIRECTOR'S DESIGNER. NORMALLY PRESSURE TAPS 4 INCHES AND LARGER SHALL BE ALLOWED IN THE FOLLOWING CASES: A) A TEST SHUT OUT INDICATES AN ADEQUATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE B) MORE THAN 30 CUSTOMERS OR A SINGLE CRITICAL CUSTOMER (AS DEFINED BY AUSTIN WATER) WOULD BE IMPACTED BY THE SHUT OUT OR C) THE EXISTING WATER LINE WARRANTS IT.
- THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(22) AND SPL WW 27-A and WW 27-F.
- FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 5115.4 AND SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL. FIRE HYDRANTS AND ASSOCIATED VALVES, TEN (10) YEARS AND OLDER WILL BE REQUIRED TO BE REPLACED WITH A NEW FIRE HYDRANT AND APPURTENANCES.
- WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS.
- ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.
- WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS PE, THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD OR REPLACED THE FULL LENGTH WITH TYPE K COPPER MATERIAL. ANY TIME PE IS DAMAGED OR TAMPED WITH IN ANY WAY, THE SERVICE LINE SHALL BE REPLACED FULL LENGTH WITH TYPE K COPPER MATERIAL. NOTE: FULL LENGTH IS FROM CORPORATION STOP TO METER.
- WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY AUSTIN WATER DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER AT 972-0000 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.
- WATER AND WASTE WATER SERVICES WILL NEED TO BE REPLACED UP TO THE MAIN. REPAIR COUPLINGS ARE NOT ALLOWED ON NEW INSTALLATIONS.
- ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORDING AND INSIGNIA FOR THE CITY OF AUSTIN.
- THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK.
- ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 - DRINKING WATER STANDARDS, CHAPTER 217 - DESIGN CRITERIA FOR SEWERAGE SYSTEMS AND CHAPTER 210 - DESIGN CRITERIA FOR RECLAIMED SYSTEMS OF TCEQ RULES.
- CONTRACTOR'S PERSONNEL THAT PERFORM BUTT FUSION AND ELECTROFUSION ON OR TO HDPE PIPE AND FITTINGS MUST HAVE CURRENT QUALIFICATION TRAINING CERTIFICATE ISSUED BY MCELROY OR COMPARABLE TRAINING PROGRAM.
- SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF TEXAS, SHALL BE SUBMITTED FOR AUSTIN WATER APPROVAL FOR LARGE DIAMETER PRE-CAST MANHOLES, JUNCTION BOXES, WET WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWLINE ELEVATIONS OF ALL INCOMING AND OUTGOING PIPES, ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" ID SECTION, TOP OF MANHOLE ELEVATION, SURROUNDING GROUND ELEVATION, AS WELL AS SPECIAL CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS.
- VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PIECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER.
- ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS, BACKFLOW PREVENTERS AND FIRE HYDRANTS. TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.
- ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT, SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE DSD INSPECTOR.
- ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR TO RETURN TO PIPELINE OPERATIONS DISTRIBUTION SYSTEM MAINTENANCE, VALVES AND HYDRANT SERVICES, SUPERVISING AW PIPELINE TECHNICIAN AT 512-972-1133
- ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT, SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE DSD INSPECTOR.
- THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER METERS TO BE RELOCATED OR REPURPOSED. WATER METER NUMBERS WILL NOT BE REQUIRED TO BE PLACED ON THE PLAN SHEET. A SEPARATE AUSTIN WATER TAPS OFFICE FORM WILL BE USED TO PROVIDE RELEVANT INFORMATION FOR THE EXISTING INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDITS. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAPS OFFICE FOR REVIEW AND PROCESSING.
- NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
- ALL GRAVITY LINES SHALL BE INSTALLED DOWNSTREAM TO UPSTREAM.
- METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.
- PROTECTED STREET STATUS IS SUBJECT TO CHANGE OVER TIME. IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THE STREET STATUS PRIOR TO CONSTRUCTION AS PROTECTED STREET STATUS WILL DIRECTLY IMPACT THE CONSTRUCTION COSTS. IF PROTECTED STREETS ARE PROPOSED TO BE DISTURBED, APPROVAL FROM THE STREET AND BRIDGE DIVISION OF THE TRANSPORTATION DEPARTMENT IS REQUIRED.

Meter Notice:

Meter 1.5 inches and larger must be purchased and ordered 90 days in advance of installation.

Meter(s) Requirement for Project: 2

Address: 3209 Gonzales St

Proposed Use: Domestic

Type: POSITIVE DISPLACEMENT

Size: 2"

GPM: 160

Service Units: 8

Meter(s) Requirement for Project: 2

Address: 3209 Gonzales St.

Proposed Use: Irrigation

Type: POSITIVE DISPLACEMENT

Size: 5/8"

GPM: 1-20

Service Units: 1

Reclaimed Meter(s) Requirement for Project:

Address:

Proposed Use:

Type:

Size:

GPM:

CITY OF AUSTIN  
AUSTIN WATER  
MARCH, 2019

VERSION 1.2  
STANDARD NO.  
1 OF 1

AUSTIN WATER GENERAL INFORMATION AND  
CONSTRUCTION NOTES FOR TAP PLANS AND SITE PLAN  
EXEMPTIONS

REVISIONS/ CORRECTIONS

NO. DESCRIPTION



HOLLY MU  
2335, 2331, 2329 & 2321 E. CESAR CHAVEZ  
AUSTIN, TEXAS 78702

AUSTIN WATER GENERAL INFORMATION



SHEET:  
10  
OF 22

AW EXPIRATION STAMP

THREE YEARS FROM THE  
DATE OF SIGN-OFF

CITY OF AUSTIN APPROVAL  
BLOCK

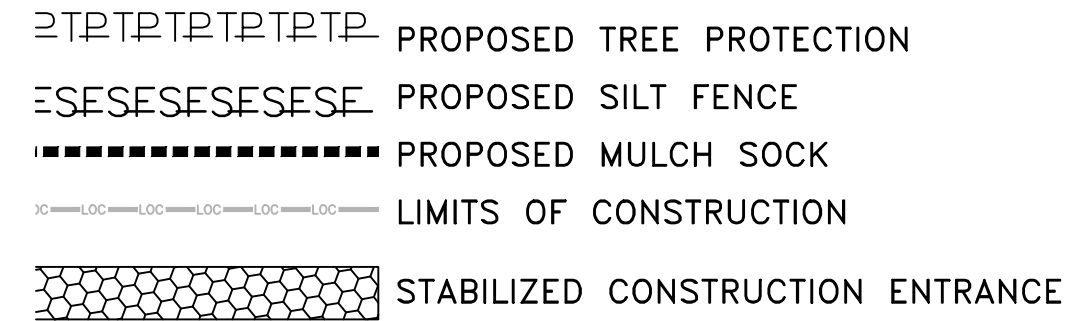
ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY

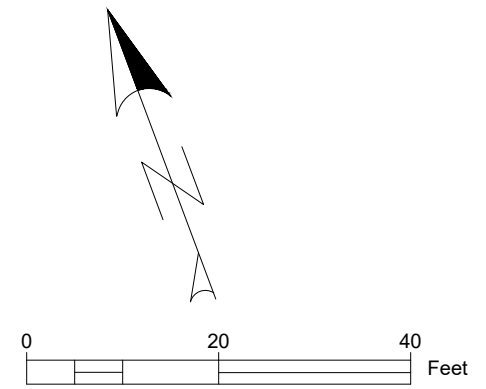
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN APPROVAL		SHEET 10 OF 22
FILE NUMBER:	SP-2021-0319C	APPLICATION DATE: 02/25/2022
APPROVED BY COMMISSION ON:	UNDER SECTION _____ OF	
CHAPTER:	OF THE CITY OF AUSTIN CODE	
EXPIRATION DATE (25-S-81.LDC):	CASE MANAGER	
PROJECT EXPIRATION DATE (ORD.#970905-A):	DWPZ	DDZ
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT RELEASED FOR GENERAL COMPLIANCE		
ZONING:		
REV. 1:	CORRECTION 1	
REV. 2:	CORRECTION 2	
REV. 3:	CORRECTION 3	
SITE PLAN NUMBER: SP-2021-0319C		





1. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN'S RULES AND REGULATIONS.
2. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
3. CONTRACTOR MUST CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS AT LEAST ONCE DAILY.
4. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
5. CITY OF AUSTIN SPECIFICATIONS FOR SILT FENCE (642S) REQUIRES "NON-WOVEN" GEOTEXTILE SILT FENCE, WITH A MINIMUM WEIGHT OF 4.5 OZ/SQFT.
6. PRIOR TO EXCAVATION WITHIN TREE DRIP LINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
7. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREA WITH FOUR 4" OF ORGANIC MULCH TO BE PROTECTED ON SITE, MINIMIZE SOIL COMPACTION.
8. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREA WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
9. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, OR DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
10. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
11. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION AND SEDIMENTATION CONTROLS ON SITE TO KEEP THE PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
12. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
13. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, Section 5, i.]
14. TO PREVENT MIGRATION OF DUST FROM THE SITE DURING WINDY CONDITIONS, CONTRACTOR SHALL SPRINKLE EXPOSED SOIL WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED.
15. PERPENDICULAR EROSION CONTROLS MUST BE INSTALLED EVERY 30 FEET AS THE TRENCH IS BACKFILLED

[illegible]

# EROSION, SEDIMENTATION CONTROL PLAN

SILT FENCE:	916.65	L.F.
LIMITS OF CONSTRUCTION:	58,417.53	S.F. (1.34AC)
REVEGETATION:	175.39	SY
STABILIZED CONST. ENTRANCE:	1	EA

A. THE TEMPORARY SPOILS DISPOSAL SITE AS OUTLINED ON THE EROSION CONTROL MAP WILL BE LOCATED AS SHOWN. THE DEPTH OF SPOIL WILL NOT EXCEED 5 FEET IN ANY AREA.

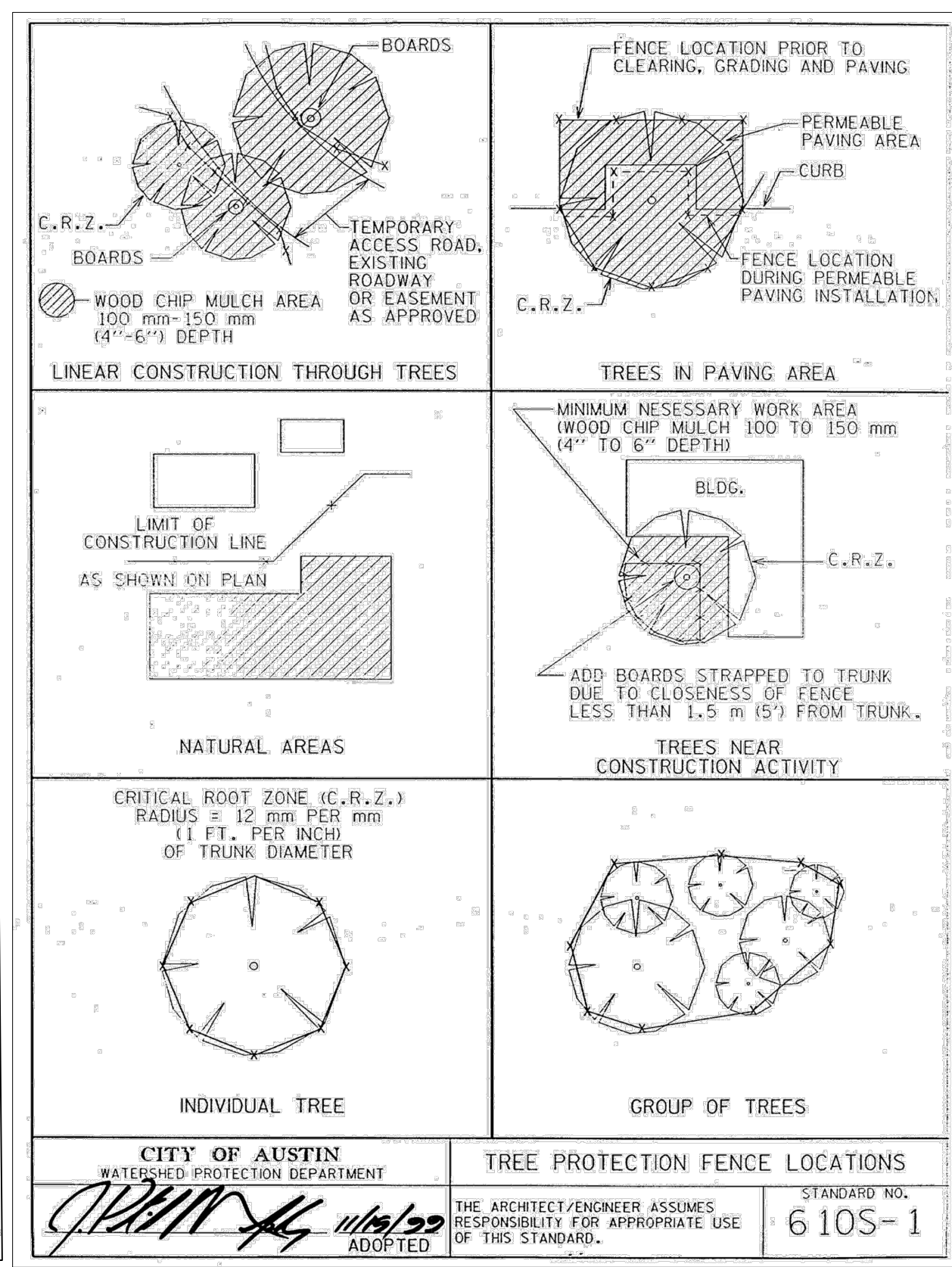
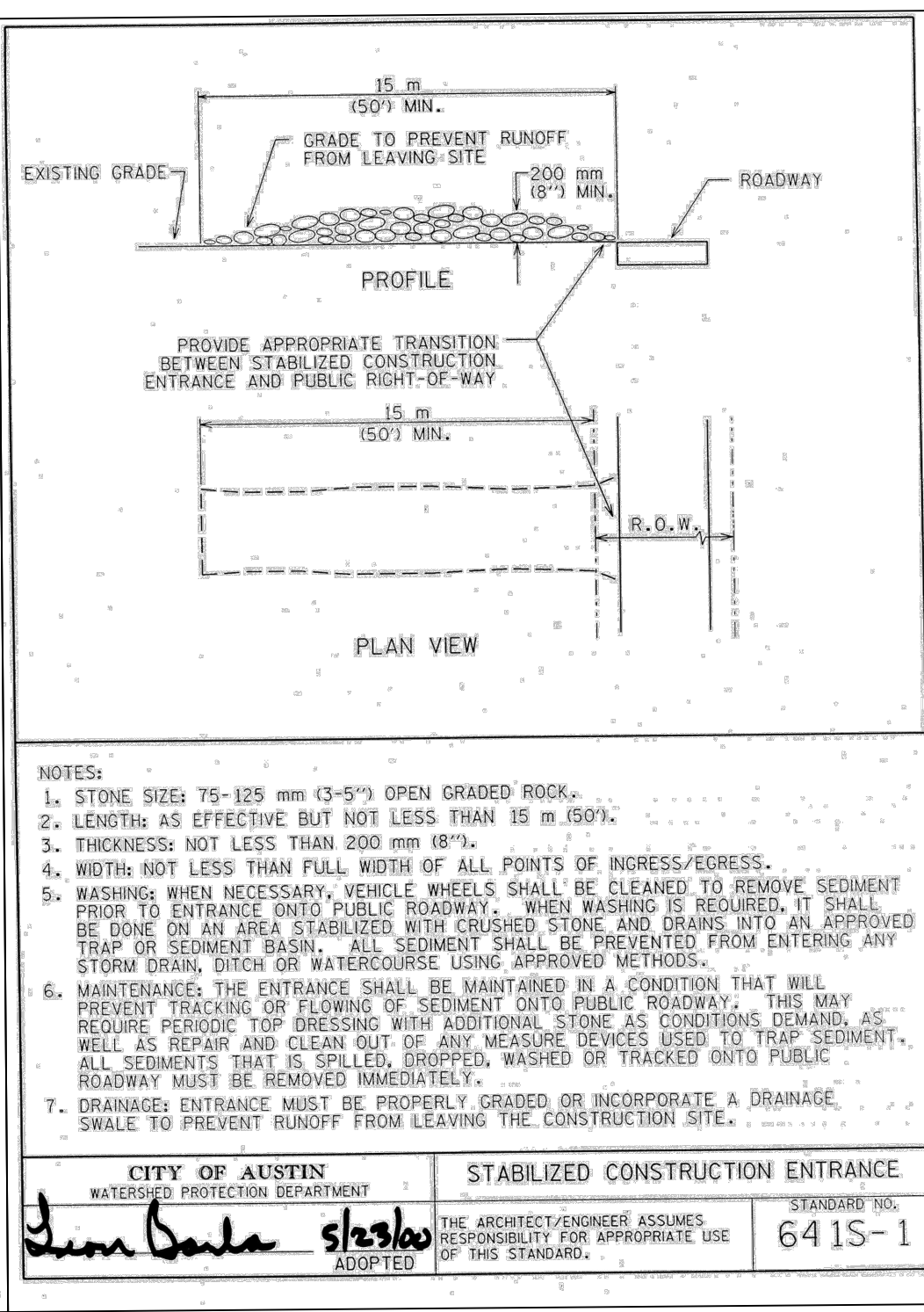
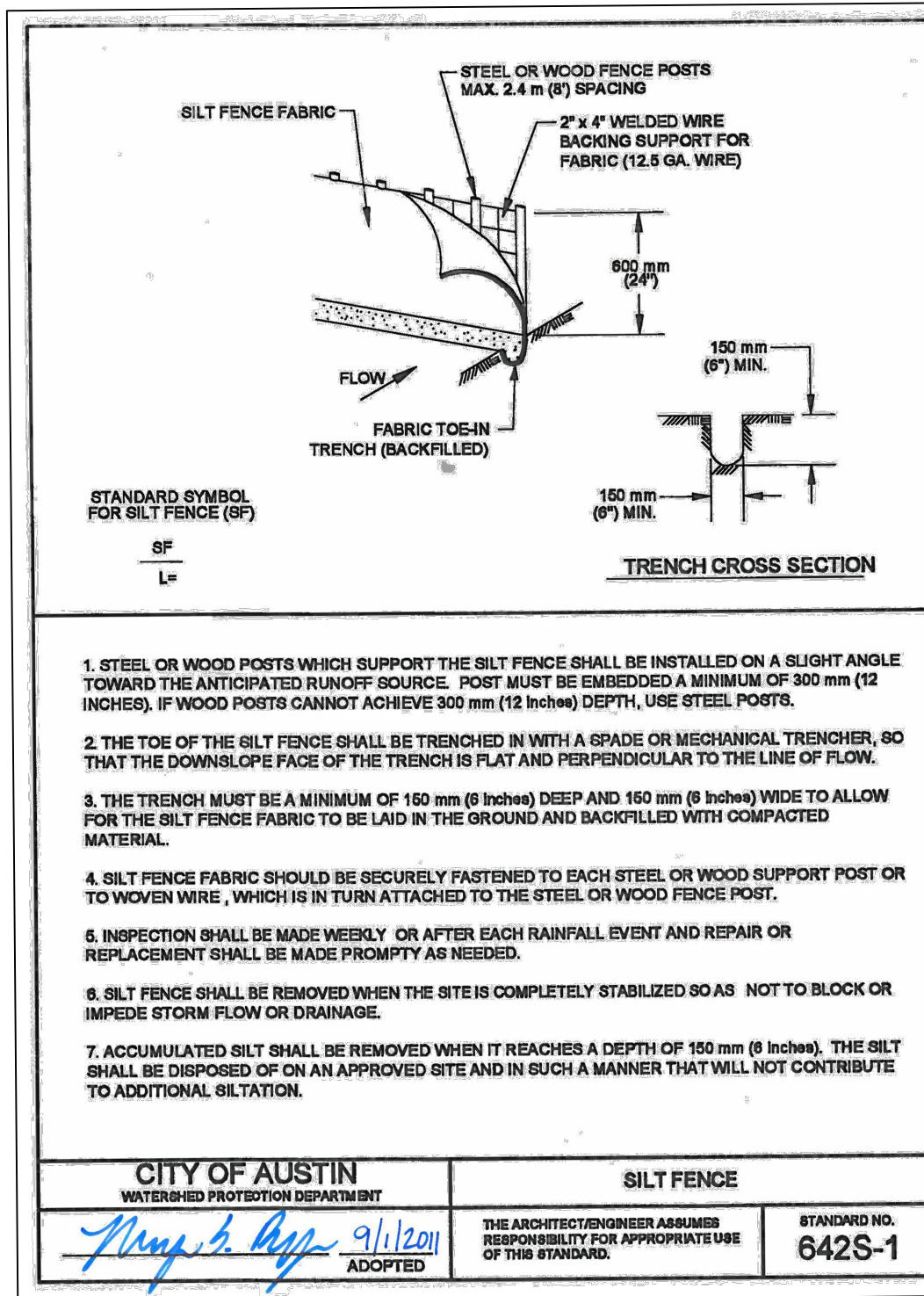
B. NO PERMANENT SPOILS DISPOSAL ON-SITE. CONTRACTOR SHALL MAKE ARRANGEMENTS AND OBTAIN PERMIT FROM THE CITY OF AUSTIN FOR OFF-SITE DISPOSAL OF SPOILS.

C. OFF-SITE DISPOSAL: THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE INSPECTOR 48 HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL. NOTIFY INSPECTOR AT 974-2278.

D. EXISTING SPOILS AND GARBAGE WILL BE REMOVED AND DISPOSED IN A LANDFILL SITE.

E. DUST CONTROL: DUST GENERATED DURING CONSTRUCTION WILL BE CONTROLLED BY IRRIGATION, AS NEEDED. ALL OTHER DISTURBED AREAS WILL BE IRRIGATED, AS NEEDED AND REVEGETATED AS SOON AS CONSTRUCTION IS COMPLETE.

F. CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROAD A MINIMUM OF ONCE DAILY.



TREE PROTECTION LIST	
TAG NO.	TREE DESCRIPTION
17905	13" LIVE OAK
17906	28" PECAN
17910	31" LIVE OAK
17911	25" PECAN
17912	28" PECAN
17915	14" CATAPALPA
17916	33" PECAN

ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

SHEET 11 OF 22

FILE NUMBER: SP-2021-0319C APPLICATION DATE: 02/25/2022  
APPROVED BY COMMISSION ON: \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF  
CHAPTER: \_\_\_\_\_ OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81,LDC): \_\_\_\_\_ CASE MANAGER \_\_\_\_\_  
PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

ZONING	
REV. 1	CORRECTION 1
REV. 2	CORRECTION 2
REV. 3	CORRECTION 3

SITE PLAN NUMBER: SP-2021-0319C



EROSION CONTROL NOTES (APPENDIX P1–ECM)

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE COA ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A TPDES REQUIRED SWPPP. IF A SWPPP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF AUSTIN ENVIRONMENTAL INSPECTOR AT ALL TIMES DURING CONSTRUCTION, INCLUDING AT THE PRE-CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY COA EV PLAN REVIEWERS AS WELL AS COA EV INSPECTORS.
- PLAN SHEETS SUBMITTED TO THE CITY OF AUSTIN MUST SHOW THE FOLLOWING:

DIRECTION OF FLOW DURING GRADING OPERATIONS.

LOCATION, DESCRIPTION, AND CALCULATIONS FOR OFF-SITE FLOW DIVERSION STRUCTURES.

AREAS THAT WILL NOT BE DISTURBED; NATURAL FEATURES TO BE PRESERVED.

DELINEATION OF CONTRIBUTING DRAINAGE AREA TO EACH PROPOSED BMP (E.G., SILT FENCE, SEDIMENT BASIN, ETC.)

LOCATION AND TYPE OF E&S BMPs FOR EACH PHASE OF DISTURBANCE.

CALCULATIONS FOR BMPs AS REQUIRED.

LOCATION AND DESCRIPTION OF TEMPORARY STABILIZATION MEASURES.

LOCATION OF ON-SITE SPOILS, DESCRIPTION OF HANDLING AND DISPOSAL OF BORROW MATERIALS, AND DESCRIPTION OF ON-SITE PERMANENT SPOILS DISPOSAL AREAS, INCLUDING SIZE, DEPTH OF FILL AND REVEGETATION PROCEDURES.

DESCRIBE SEQUENCE OF CONSTRUCTION AS IT PERTAINS TO ESC INCLUDING THE FOLLOWING ELEMENTS:

- 1.INSTALLATION SEQUENCE OF CONTROLS (E.G. PERIMETER CONTROLS, THEN SEDIMENT BASINS, THEN TEMPORARY STABILIZATION, THEN PERMANENT, ETC.)
- 2.PROJECT PHASING IF REQUIRED (LOC GREATER THAN 25 ACRES)
- 3.SEQUENCE OF GRADING OPERATIONS AND NOTATION OF TEMPORARY STABILIZATION MEASURES TO BE USED
- 4.SCHEDULE FOR CONVERTING TEMPORARY BASINS TO PERMANENT WQ CONTROLS
- 5.SCHEDULE FOR REMOVAL OF TEMPORARY CONTROLS
- 6.ANTICIPATED MAINTENANCE SCHEDULE FOR TEMPORARY CONTROLS
- CATEGORIZE EACH BMP UNDER ONE OF THE FOLLOWING AREAS OF BMP ACTIVITY AS DESCRIBED BELOW:
- 3.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL
- 3.2 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT
- 3.3 STABILIZE SOILS
- 3.4 PROTECT SLOPES
- 3.5 PROTECT STORM DRAIN INLETS
- 3.6 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
- 3.7 RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES
- 3.8 ESTABLISH STABILIZED CONSTRUCTION EXITS
- 3.9 ANY ADDITIONAL BMPs
- NOTE THE LOCATION OF EACH BMP ON YOUR SITE MAP(S).
- FOR ANY STRUCTURAL BMPs, YOU SHOULD PROVIDE DESIGN SPECIFICATIONS AND DETAILS AND REFER TO THEM.
- FOR MORE INFORMATION, SEE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 1.4.
- 

3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, 974–2278, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE. COA APPROVED ESC PLAN AND TPDES SWPPP (IF REQUIRED) SHOULD BE REVIEWED BY COA EV INSPECTOR AT THIS TIME.
5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY AUTHORIZED COA STAFF. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
6. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR WITH EITHER A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), CERTIFIED EROSION, SEDIMENT AND STORMWATER– INSPECTOR (CESSWI) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING AN RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.
9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:
- A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
- \* TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 601S.

AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 601S BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.

- \* SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.6 POUNDS PER ACRE, OATS (AVENA SATIVA) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRASS (SECALE CEREALE) AT 45 POUNDS PER ACRE. CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT UTILIZE ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) OR PERENNIAL RYEGRASS (LOLIUM PERENNE). COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEMS 604S OR 609S.
- A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S, FERTILIZER. FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE.
- B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW.
- C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.
- D. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATIONS 604S OR 609S.
- TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL. (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAW 30% OR LESS PAPER OR NATURAL FIBERS	0–3 MONTHS	MODERATE SLOPES; FROM FLAT TO 3:1	1500 TO 2000 LBS PER ACRE

PERMANENT VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (½) INCH AND THE AREA RE-SEEDED IN ACCORDANCE WITH TABLE 2 BELOW.
- ALTERNATIVELY, THE COOL SEASON COVER CROP CAN BE MIXED WITH BERMUDAGRASS OR NATIVE PLANTS AND INSTALLED TOGETHER, UNDERSTANDING THAT GERMINATION OF WARM–SEASON SEED TYPICALLY REQUIRES SOIL TEMPERATURES OF 60 TO 70 DEGREES.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL. PERMANENT VEGETATIVE STABILIZATION CAN ALSO BE ACCOMPLISHED WITH A NATIVE PLANT SEED MIX CONFORMING TO ITEMS 604S OR 609S.
- A. FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEM 606S, FERTILIZER. APPLICATIONS OF FERTILIZER (AND PESTICIDE) ON CITY–OWNED AND MANAGED PROPERTY REQUIRES THE YEARLY SUBMITTAL OF A PESTICIDE AND FERTILIZER APPLICATION RECORD, ALONG WITH A CURRENT COPY OF THE APPLICATOR'S LICENSE. FOR CURRENT COPY OF THE RECORD TEMPLATE CONTACT THE CITY OF AUSTIN'S IPM COORDINATOR.
- B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
- C. WATER THE SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO ACHIEVE GERMINATION AND A HEALTHY STAND OF PLANTS THAT CAN ULTIMATELY SURVIVE WITHOUT SUPPLEMENTAL WATER. APPLY THE WATER UNIFORMLY TO THE PLANTED AREAS WITHOUT CAUSING DISPLACEMENT OR EROSION OF THE MATERIALS OR SOIL. MAINTAIN THE SEEDBED IN A MOIST CONDITION FAVORABLE FOR PLANT GROWTH. ALL WATERING SHALL COMPLY WITH CITY CODE CHAPTER 6–4 (WATER CONSERVATION), AT RATES AND FREQUENCIES DETERMINED BY A LICENSED IRRIGATOR OR OTHER QUALIFIED PROFESSIONAL, AND AS ALLOWED BY THE AUSTIN WATER UTILITY AND CURRENT WATER RESTRICTIONS AND WATER CONSERVATION INITIATIVES.
- D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95 PERCENT FOR THE NON–NATIVE MIX, AND 95 PERCENT COVERAGE FOR THE NATIVE MIX SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR STABILITY MUST BE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 16 SQUARE FEET.
- E. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, ITEMS 604S AND 609S.
- TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEBRATED FIBERS 10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

10.DEVELOPER INFORMATION:  
OWNER Pater Barin

PHONE # (512)413–5896

ADDRESS 2321 EAST CESAR CHAVEZ ST AUSTIN, TEXAS 78702  
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: SERGIO LOZANO SANCHEZ

PHONE # (512) 524–0677

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: SERGIO LOZANO SANCHEZ

PHONE # (512) 524–0677

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: SERGIO LOZANO SANCHEZ

PHONE # (512) 524–0677

11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT AT 974–2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

SOURCE:RULE NO. R161–15.13, 1–4–2016.

STANDARD SEQUENCE OF CONSTRUCTION  
APPENDIX P–4:

APPENDIX P-4 - STANDARD SEQUENCE OF CONSTRUCTION

THE FOLLOWING SEQUENCE OF CONSTRUCTION SHALL BE USED FOR ALL DEVELOPMENT. THE APPLICANT IS ENCOURAGED TO PROVIDE ANY ADDITIONAL DETAILS APPROPRIATE FOR THE PARTICULAR DEVELOPMENT.

- TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION, INITIATE TREE MITIGATION MEASURES AND CONDUCT "PRE - CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE).
- THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES DEPARTMENT ENVIRONMENTAL INSPECTION, AT 512-974-2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRE-CONSTRUCTION MEETING.
- THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
- ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL. AS REQUIRED, THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
- TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
- BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
- IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MID-CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE. PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
- PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO CONCURRENTLY WITH REVEGETATION OF SITE.
- COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
- UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
- UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
- AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM THE REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

SOURCE: RULE NO. R161-17.03, 3-2-2017.

APPENDIX P–2 CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- 1.ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- 2.PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
- 3.PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
- 5.PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES , AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) . FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
- A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
- B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
- C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
- D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- 6.EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
- A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
- B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);
- C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
- D.WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974–1876 TO DISCUSS ALTERNATIVES.
- SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.
- 7.WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED–ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- 8.TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- 9.ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- 10.ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- 11.NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- 12.PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
- 13.ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
- 14.DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON–COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

SPOILS SITE NOTES

- A. THE TEMPORARY SPOILS DISPOSAL SITE AS OUTLINED ON THE EROSION CONTROL MAP WILL BE LOCATED AS SHOWN. THE DEPTH OF SPOIL WILL NOT EXCEED 5 FEET IN ANY AREA.
- B. NO PERMANENT SPOILS DISPOSAL ON–SITE. CONTRACTOR SHALL MAKE ARRANGEMENTS AND OBTAIN PERMIT FROM THE CITY OF AUSTIN FOR OFF–SITE DISPOSAL OF SPOILS.
- C. OFF–SITE DISPOSAL: THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE INSPECTOR 48 HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL. NOTIFY INSPECTOR AT 974–2278.
- D. EXISTING SPOILS AND GARBAGE WILL BE REMOVED AND DISPOSED IN A LANDFILL SITE.
- E. DUST CONTROL: DUST GENERATED DURING CONSTRUCTION WILL BE CONTROLLED BY IRRIGATION, AS NEEDED. ALL OTHER DISTURBED AREAS WILL BE IRRIGATED, AS NEEDED AND REVEGETATED AS SOON AS CONSTRUCTION IS COMPLETE.
- F. CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROAD A MINIMUM OF ONCE DAILY.

ELECTRIC NOTES

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25–8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25–8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

FIRE DEPARTMENT

1. THE AUSTIN FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL–WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATIVE METHOD OF CONSTRUCTION IN ACCORDANCE WITH APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.
- 2.FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
- 3.TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
- 4.ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS–20 LOADING (16KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
- 5.FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
- 6.THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLES ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

GENERAL CONSTRUCTION NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1–800–344–8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN – SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE–CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT [HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL–SITE–AND–SUBDIVISION–INSPECTIONS](http://austintexas.gov/page/commercial–site–and–subdivision–inspections) FOR A LIST OF SUBMITTAL REQUIREMENTS CONCERNING FEES, AND CONTACT INFORMATION.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS:
- RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS); OR
- INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE–MILE ETJ)

ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

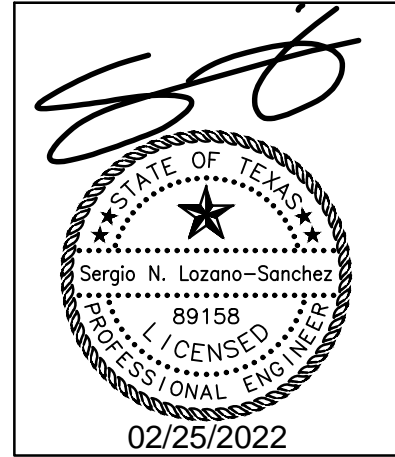
REVIEWED BY

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN APPROVAL		SHEET 12 OF 22
FILE NUMBER: SP-2021-0319C	APPLICATION DATE: 02/25/2022	
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF CHAPTER: _____ OF THE CITY OF AUSTIN CODE		
EXPIRATION DATE (25-6-81.LDC): _____ CASE MANAGER: _____		
PROJECT EXPIRATION DATE (ORD.#097095-A): _____ DWPZ: _____ DDZ: _____		
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT		
RELEASED FOR GENERAL COMPLIANCE		
ZONING: _____		
REV. 1: _____ CORRECTION 1: _____		
REV. 2: _____ CORRECTION 2: _____		
REV. 3: _____ CORRECTION 3: _____		
SITE PLAN NUMBER: SP-2021-0319C		

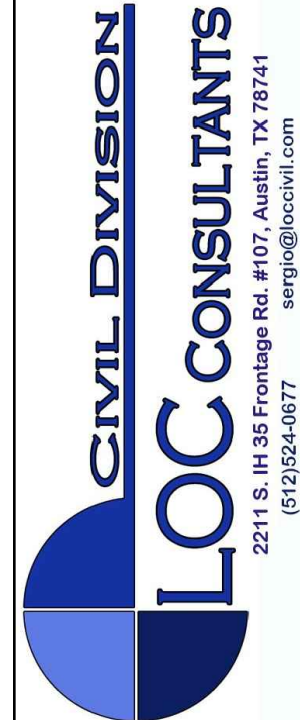
REVISIONS/ CORRECTIONS

NO.	DESCRIPTION



HOLLY MU  
2335, 2331, 2329 & 2321 E. CESAR CHAVEZ  
ASUTIN, TEXAS 78702

GENERAL NOTES

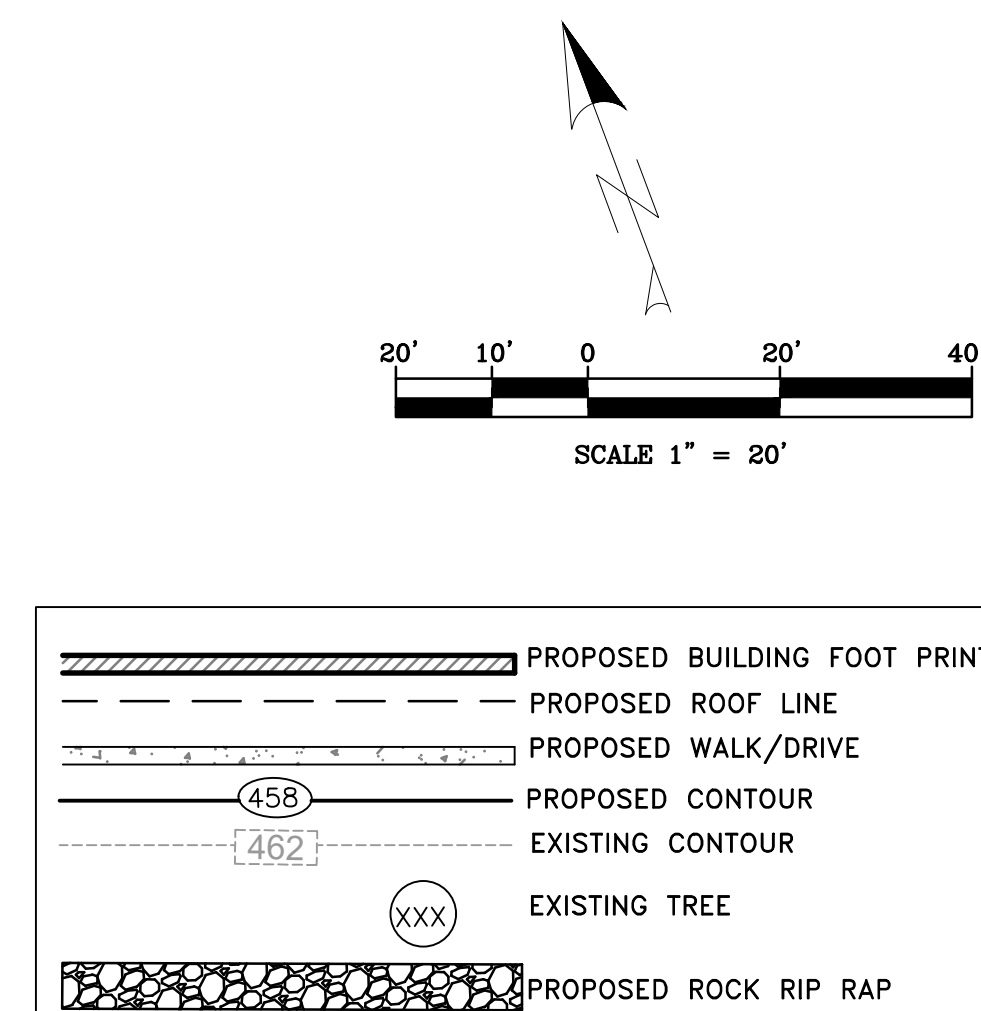
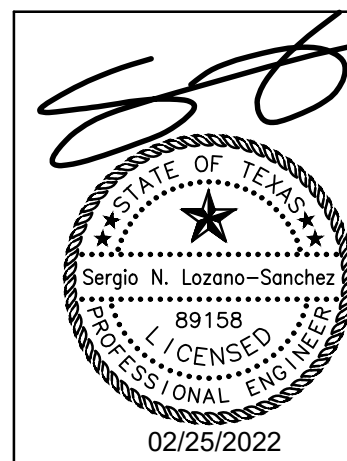


SHEET:  
12 OF 22



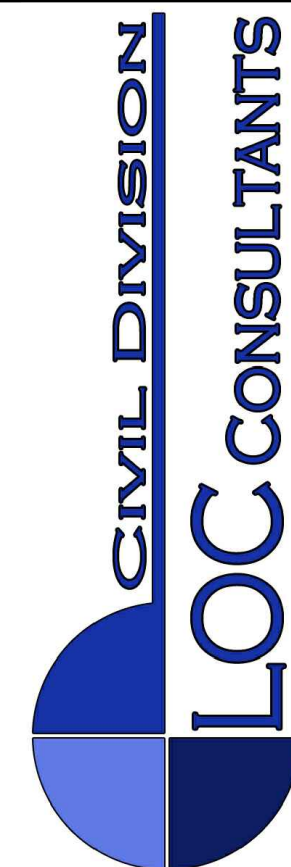




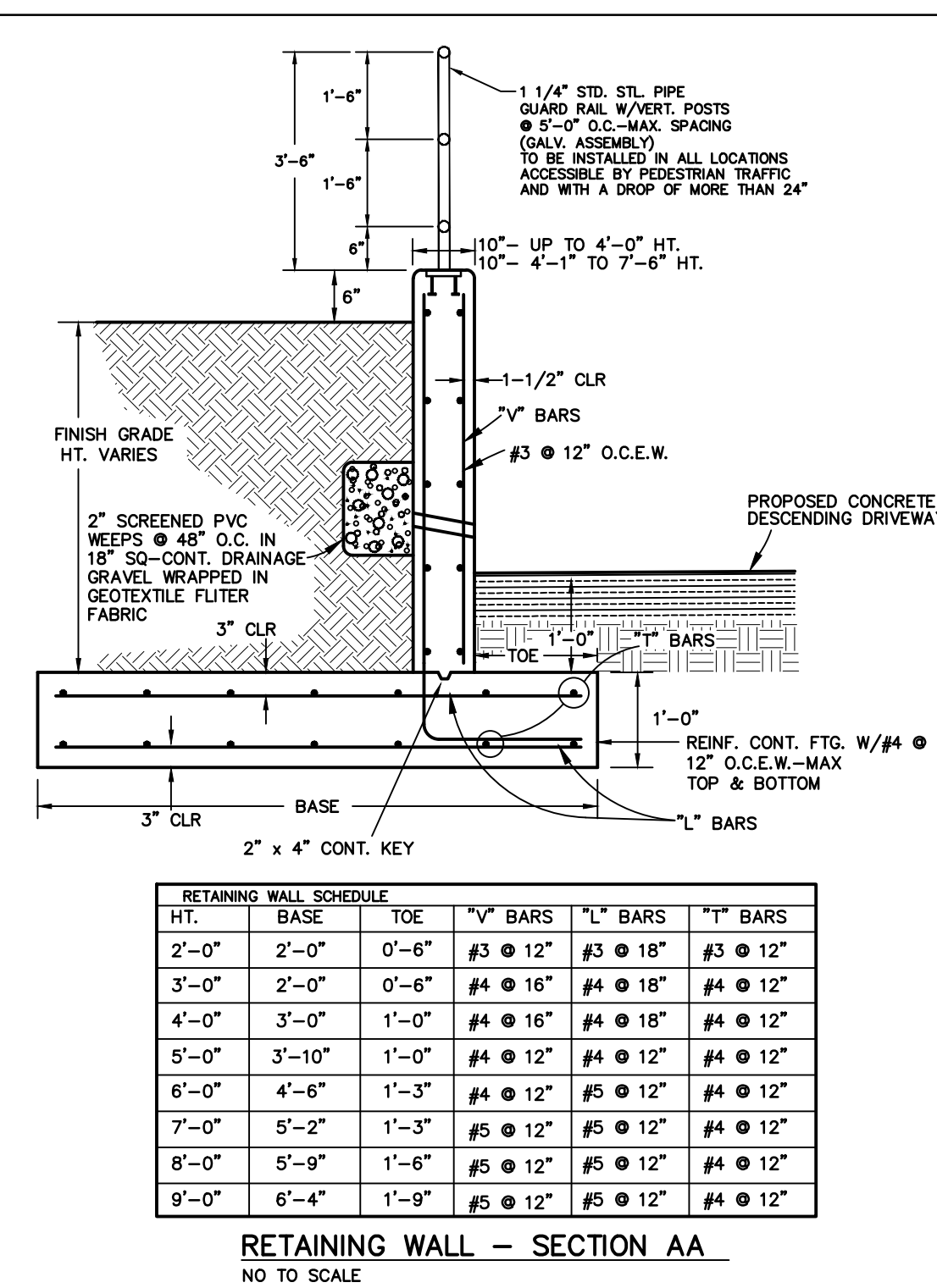
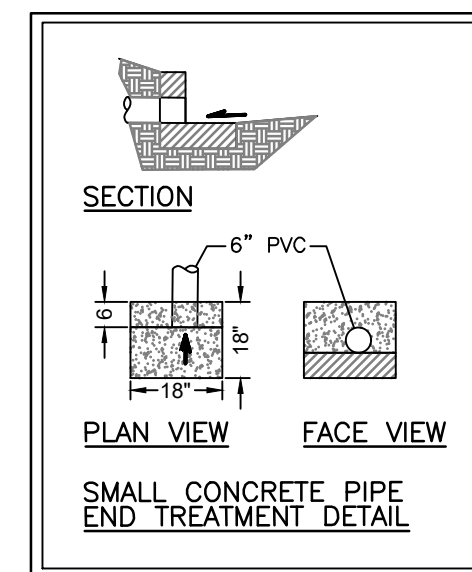
[illegible]

HOLLY MU  
2335, 2331. 2329 & 2321 E. CESAR CHAVEZ  
ASUTIN, TEXAS 78702

## PROPOSED DRAINAGE AREA MAP



SHEET:  
**14**  
OF 22



ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

## SITE PLAN APPROVAL SHEET 14 OF 22

FILE NUMBER: SP-2021-0319C APPLICATION DATE: 02/25/2022  
APPROVED BY COMMISSION ON: \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF  
CHAPTER: \_\_\_\_\_ OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81,LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_  
PROJECT EXPIRATION DATE (ORD #970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

ZONING \_\_\_\_\_

REV. 1 \_\_\_\_\_ CORRECTION \_\_\_\_\_

REV. 2 \_\_\_\_\_ CORRECTION

REV. 3 \_\_\_\_\_ CORRECTION

SITE PLAN NUMBER: SP-2021-0319C



APPENDIX P-2: - CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) , FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
  - A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
  - B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
  - C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
  - D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
  - A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
  - B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE);
  - C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
  - D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES.

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

A. AS A COMPONENT OF AN EFFECTIVE REMEDIAL TREE CARE PROGRAM PER ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.4, PRESERVED TREES WITHIN THE LIMITS OF CONSTRUCTION MAY REQUIRE SOIL AERATION AND SUPPLEMENTAL NUTRIENTS. SOIL AND/OR FOLIAR ANALYSIS SHOULD BE USED TO DETERMINE THE NEED FOR SUPPLEMENTAL NUTRIENTS. THE CITY ARBORIST MAY REQUIRE THESE ANALYSES AS PART OF A COMPREHENSIVE TREE CARE PLAN. SOIL PH SHALL BE CONSIDERED WHEN DETERMINING THE FERTILIZATION COMPOSITION AS SOIL PH INFLUENCES THE TREE'S ABILITY TO UPTAKE NUTRIENTS FROM THE SOIL. IF ANALYSES INDICATE THE NEED FOR SUPPLEMENTAL NUTRIENTS, THEN HUMATE/NUTRIENT SOLUTIONS WITH MYCORRHIZAE COMPONENTS ARE HIGHLY RECOMMENDED. IN ADDITION, SOIL ANALYSIS MAY BE NEEDED TO DETERMINE IF ORGANIC MATERIAL OR BENEFICIAL MICROORGANISMS ARE NEEDED TO IMPROVE SOIL HEALTH. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (512-274-1876) PRIOR TO APPLICATION. THE OWNER OR GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND ENSURE COORDINATION WITH THE CITY ARBORIST.

B. PRE-CONSTRUCTION TREATMENT SHOULD BE APPLIED IN THE APPROPRIATE SEASON, IDEALLY THE SEASON PRECEDING THE PROPOSED CONSTRUCTION. MINIMALLY, AREAS TO BE TREATED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF TREES AS DEPICTED ON THE CITY APPROVED PLANS. TREATMENT SHOULD INCLUDE, BUT NOT LIMITED TO, FERTILIZATION, SOIL TREATMENT, MULCHING, AND PROPER PRUNING.

C. POST-CONSTRUCTION TREATMENT SHOULD OCCUR DURING FINAL REVEGETATION OR AS DETERMINED BY A QUALIFIED ARBORIST AFTER CONSTRUCTION. CONSTRUCTION ACTIVITIES OFTEN RESULT IN A REDUCTION IN SOIL MACRO AND MICRO PORES AND AN INCREASE IN SOIL BULK DENSITY. TO AMELIORATE THE DEGRADED SOIL CONDITIONS, AERATION VIA WATER AND/OR AIR INJECTED INTO THE SOIL IS NEEDED OR BY OTHER METHODS AS APPROVED BY THE CITY ARBORIST. THE PROPOSED NUTRIENT MIX SPECIFICATIONS AND SOIL AND/OR FOLIAR ANALYSIS RESULTS NEED TO BE PROVIDED TO AND APPROVED BY THE CITY ARBORIST PRIOR TO APPLICATION (Fax# 512-274-3071). CONSTRUCTION WHICH WILL BE COMPLETED IN LESS THAN 90 DAYS MAY USE MATERIALS AT RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT. P.O. BOX 1 088, AUSTIN, TX 78767. THIS NOTE SHOULD BE REFERENCED AS ITEM #1 IN THE SEQUENCE OF CONSTRUCTION.

1. PRIOR TO EXCAVATION WITHIN TREE DRILPILES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
2. IN CRITICAL ROOT ZONE AREA THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH TO BE PRODUCED ON SITE TO MINIMIZE SOIL COMPACTION.
3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREA WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION, INITIATE TREE MITIGATION MEASURES AND CONDUCT "PRE - CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE).
2. THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL INSPECTION, AT 512-974-2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.
3. THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
7. IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MID-CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE. PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
8. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
9. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
10. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
1. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
2. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

1. ALL PLANTING SHALL COMPLY WITH CITY OF AUSTIN CODE AND ORDINANCE REQUIREMENTS.
2. LANDSCAPE CONTRACTOR SHALL REVIEW THIS PROJECT WITH THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
3. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND INFORMATION COORDINATE WITH DRAWINGS NOTES AND SCHEDULES.
4. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE PLANS OR SHOULD THERE BE ANY DISCREPANCIES, HE/SHE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL COMPANIES WITH UTILITIES ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS, CODES AND ORDINANCES PERTAINING TO THE PROJECT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES PRIOR TO STARTING WORK. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION.
7. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM WORK.
8. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND ROUGH GRADES PRIOR TO STARTING WORK.
9. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL OR MULCH IS PERMITTED ON THE ROOT FLARE OF ANY TREE. POSITIVE DRAINAGE MUST BE PROVIDED FOR ALL TREES SUCH THAT WATER DOES NOT COLLECT AT ROOT FLARE.
10. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVAL STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST.)
11. PROVIDE INCIDENTAL GRADING OF ALL AREAS ADJACENT TO CURBS AND SIDEWALKS.
12. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FINE GRADING ( $\pm$ .10 FOOT) OF ALL MOUNDS AND SWALES.
13. FINISH GRADE OF ALL PLANTING BEDS AND D.G. AREAS SHALL BE 1/2-INCH BELOW ADJACENT PAVING, UNLESS OTHERWISE NOTED ON DRAWINGS. CONSTRUCT ROUGH/FINISH GRADE 3-1/2-INCHES BELOW CURBS OR SIDEWALKS FOR AREAS RECEIVING MULCH.

- ADDITIONAL NOTE:  
ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION OF NEW BUILDINGS, PAVEMENT, OR OTHER IMPERVIOUS SURFACES IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

ADDITIONAL NOTE:  
ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION OF NEW BUILDINGS, PAVEMENTS, AND OTHER IMPERVIOUS SURFACES IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

Sheet No.	Sheet Name
L0.00	SHEET INDEX & NOTES
L0.01	TREE PRESERVATION PLAN
L1.00	HARDSCAPE PLAN
L3.00	HARDSCAPE DETAILS
L4.00	PLANTING DETAILS
L4.01	PLANTING DETAILS

NOTE:  
ADDITIONAL HARDSCAPE AND CONSTRUCTION NOTES  
ADDED ON SHEET NUMBER L-0.02



17 DECEMBER 2021

[illegible]

△ ISSUE DATE

# Holly Mixed Use

2335, 2331, 2329 & 23  
E. Cesar Chavez,  
Austin, Texas 78702

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PROJECT NUMBER

DRAWN: VJ    CHECKED: CC

**L-0.00**

ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

SHEET 15 OF 22

FILE NUMBER: SP-2021-0319C APPLICATION DATE: 12/17/2021  
APPROVED BY COMMISSION ON: \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF  
CHAPTER: \_\_\_\_\_ OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_  
PROJECT EXPIRATION DATE (ORD #970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE

ZONING \_\_\_\_\_

REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_

REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_

REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_

SITE PLAN NUMBER: SP-2021-0319C





City of Austin - Tree Mitigation Calculations [EMC 3.5.4]												
							Trees To Be Removed					TOTAL
ECM Appendix F							ECM Appendix F			Non-Appendix F		
P ROW	P ROW	P ROW	P ROW	P ROW	P ROW	P ROW	P ROW	P ROW	P ROW	P ROW	P ROW	
17904	32"	Pecan	32									
17905	19.5	Live Oak		19.5								
17906	28"	Pecan	28									
17907	19"	Hackberry		19								
17908	21"	Pecan		21								
17909	12"	American Elm		12								
17910	46.5	Live Oak	46.5									
17911	25"	Pecan	25									
17912	28"	Pecan	28									
17913	9"	Pecan		9								
17914	33"	Pecan	33									
17915	14"	Catalpa		14								
17916	33"	Pecan	33									
17917	12"	Red Oak		12								
Caliper inches per column:			226	107	0					0		
Total caliper inches per category:			225.5	106.5						0		
			332			0						
Mitigation percentage per category:												
Required replacement inches per column:												
Required replacement inches per category:												
300%	100%	50%	50%	50%	0%	50%	25%	25%	0%	0%		
99	21	12	0	0	0				0			
		12	0	0	0				0			
Required mitigation inches on site (private):											132	
Required street trees:												
Required mitigation inches in ROW (beyond required street trees):											0	
Total required mitigation inches:											132	

Street Yard Calculations - ECM 2.4.1			
<b>STREET YARD AREA</b>			
	<u>Required</u>	<u>Provided</u>	
Total Site Area	N/A	42,880 sf	
Total Street-Yard Area	N/A	2,864 sf	
Street-Yard / Landscape (20% required)	N/A	0 sf	0%
<b>STREET YARD TREES</b>			
	<u>Required</u>		
1,000 - 10,000 sf: 1 tree/1,000 sf	0		
10,000 to 110,000 sf: 1 tree/2,500 sf	0		
over 110,000 sf: 1 tree/5,000 sf	0		
<u>Existing Trees Credit</u>			
2" diameter to 6" diameter	0 ea. x 1 =	0 trees credit	
6" diameter or greater	2 ea. x 2 =	2 trees credit	
<u>Proposed Trees (Street-Yard)</u>	<u>Required</u>	<u>Provided</u>	
	0 ea.	0 ea.	
<b>STREET TREES</b>			
Per City of Austin Land Development Code Subchapter E § 2.2.2.B.1.			
<i>Planting Zone. The zone shall be planted with street trees at an average spacing not greater than 30 feet on center. The director shall adopt a list of acceptable street trees for purposes of this section. The list shall emphasize shade trees; however, alternative trees may only be approved (pursuant to Section 2.2.2.B.3. below) where conflicts may arise because of overhead utility lines.</i>			
	<u>Required</u>	<u>Provided</u>	
Required: 1 tree/30 lf (300 lf/30)	10 trees	15 trees	
Required: min. 3" cal./ tree	30 cal. in.	45 cal. in.	
<b>Replacement Trees - ECM 3.5.4</b>			
<b>TREES PROVIDED</b>	<u>Qty</u>	<u>Cal. In.</u>	<u>Provided</u>
3" Ilex Vomitoria	15	3	45 cal. InCh
	<b>Total Provided Caliper Inches:</b>		<b>45</b>
	Required street trees caliper inches:		30
	Remaining caliper inches toward mitigation:		15

Urban Forest Accounting Calculations	
<b>SURVEYED</b>	
Total Appendix F tree inches surveyed	332
Heritage tree inches surveyed	225.5
Non-Appendix F tree inches surveyed	0
Heritage tree inches removed	33
Non-Appendix F inches removed	0
Invasive inches removed	0
Total Dead, Diseased, or Imminent Hazard (DDI) in. removed	19
<b>MITIGATION (Ref. Landscape Calculations Table)</b>	
Total replacement inches planted	0
Required street trees planted: 10 trees required @ 3" (ref. Landscape Calculations Table)	14 trees = 42"
Remaining mitigation inches planted in ROW 4" required	5
Mitigation inches planted on site (private) 132" required	0
Non-mitigation inches planted on site	0
Private inches owed to Urban Forest Replenishment Fund 132" required - 0 provided	132
Public inches owed to URF	0

ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN APPROVAL SHEET 16 OF 22

FILE NUMBER: SP-2021-0319C APPLICATION DATE: 12/17/2021  
APPROVED BY COMMISSION ON: \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF \_\_\_\_\_

CHAPTER: \_\_\_\_\_ OF THE CITY OF AUSTIN CODE

PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE \_\_\_\_\_

ZONING \_\_\_\_\_

REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_

REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_

REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_

SITE PLAN NUMBER: SP-2021-0319C

**CAMPBELL**  
LANDSCAPE ARCHITECTURE

608 WEST MONROE STREET, UNIT D  
AUSTIN, TEXAS 78704  
P 512.297.7453  
CAMPBELL.AA.COM

SEAL / SIGNATURE



#### REVISION HISTORY

△ ISSUE DATE

PROJECT NAME

# Holly Mixed Use

2335, 2331, 2329 & 2321  
E. Cesar Chavez,  
Austin, Texas 78702

PROJECT NUMBER

DRAWN: VJ CHECKED: CC

# TREE PRESERVATION PLAN

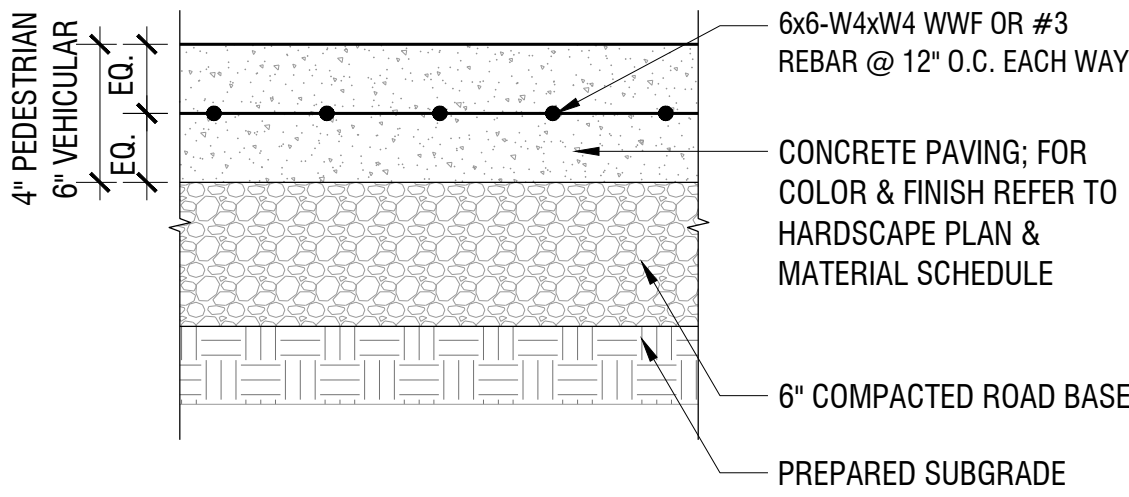
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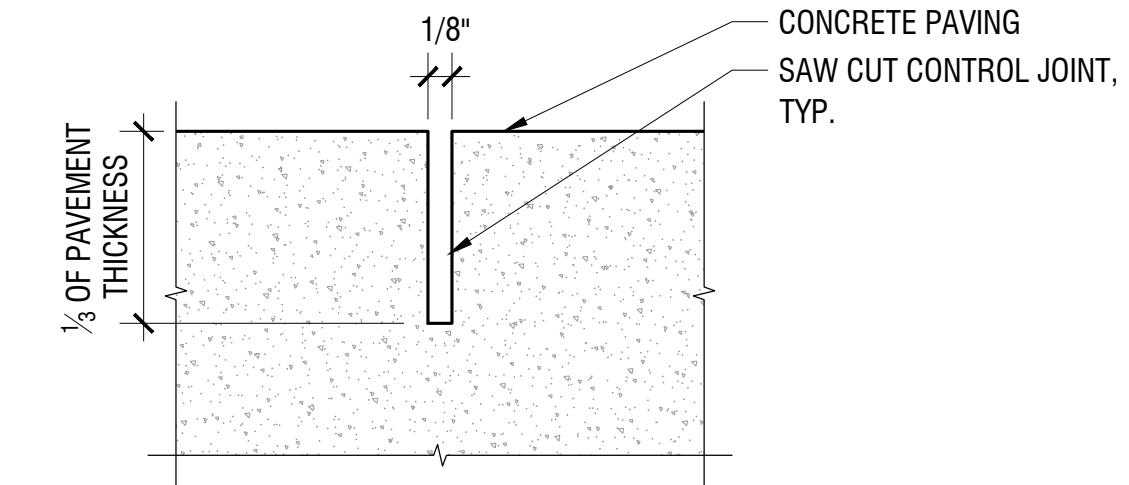


- TYPICAL PAVING NOTES:
1. REINFORCING SHALL NOT EXTEND ACROSS EXPANSION JOINTS
  2. ALL CONCRETE WITHIN ACCESSIBLE ROUTES SHALL HAVE A 4.9% MAX SLOPE, UNLESS OTHERWISE INDICATED AS A RAMP OR WITHIN ROW FOLLOWING STREET GRADE. CROSS SLOPE SHALL BE NO GREATER THAN 2% AND NO LESS THAN 0.5%.
  3. FINISHED GRADES AT ADJACENT PAVING SHALL NOT EXCEED +/- 1/4" ELEVATION.
  4. CONCRETE FINISH AND COLOR PER PLANS

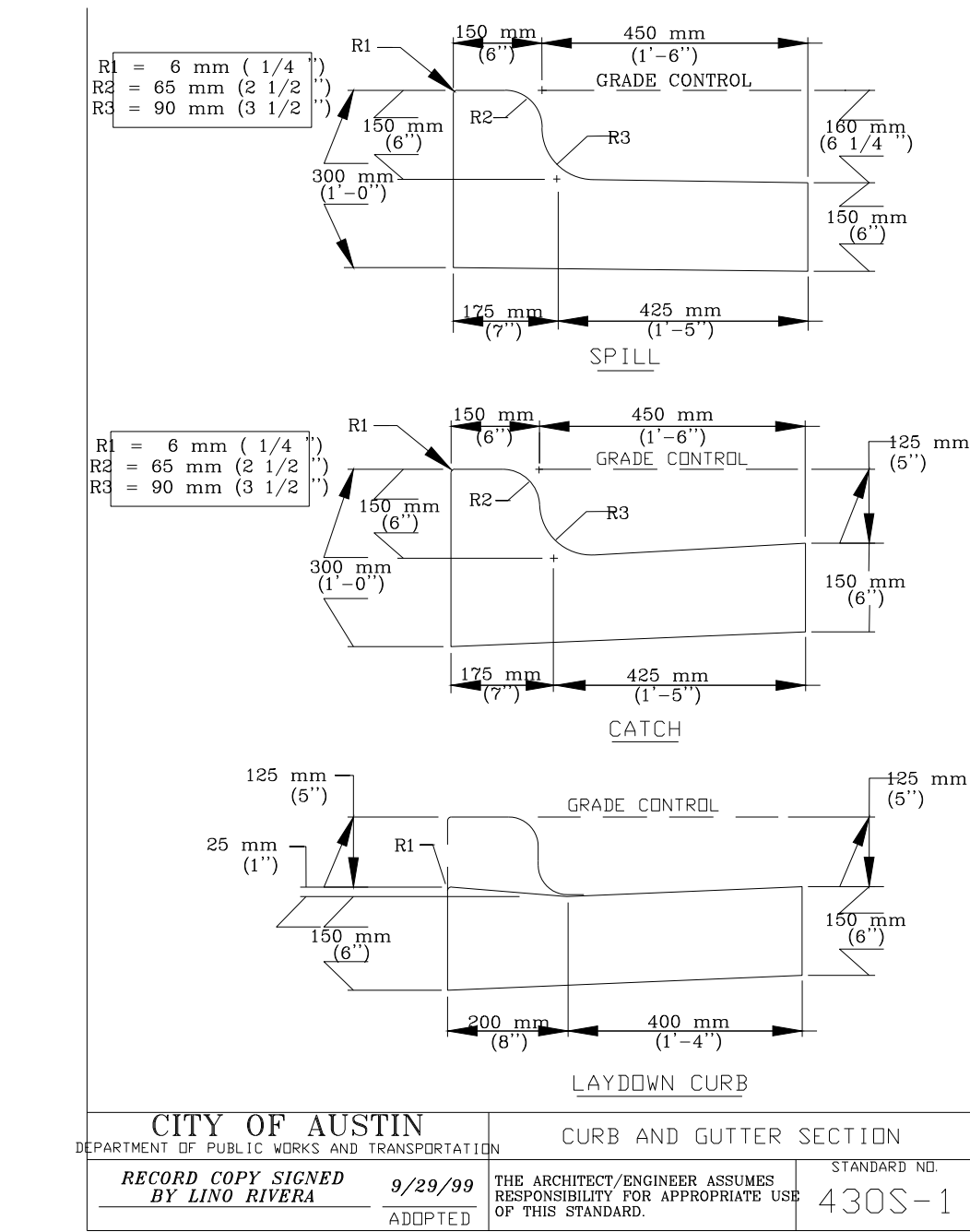


1 CONCRETE PAVING - TYPICAL  
1-1/2" = 1'-0"

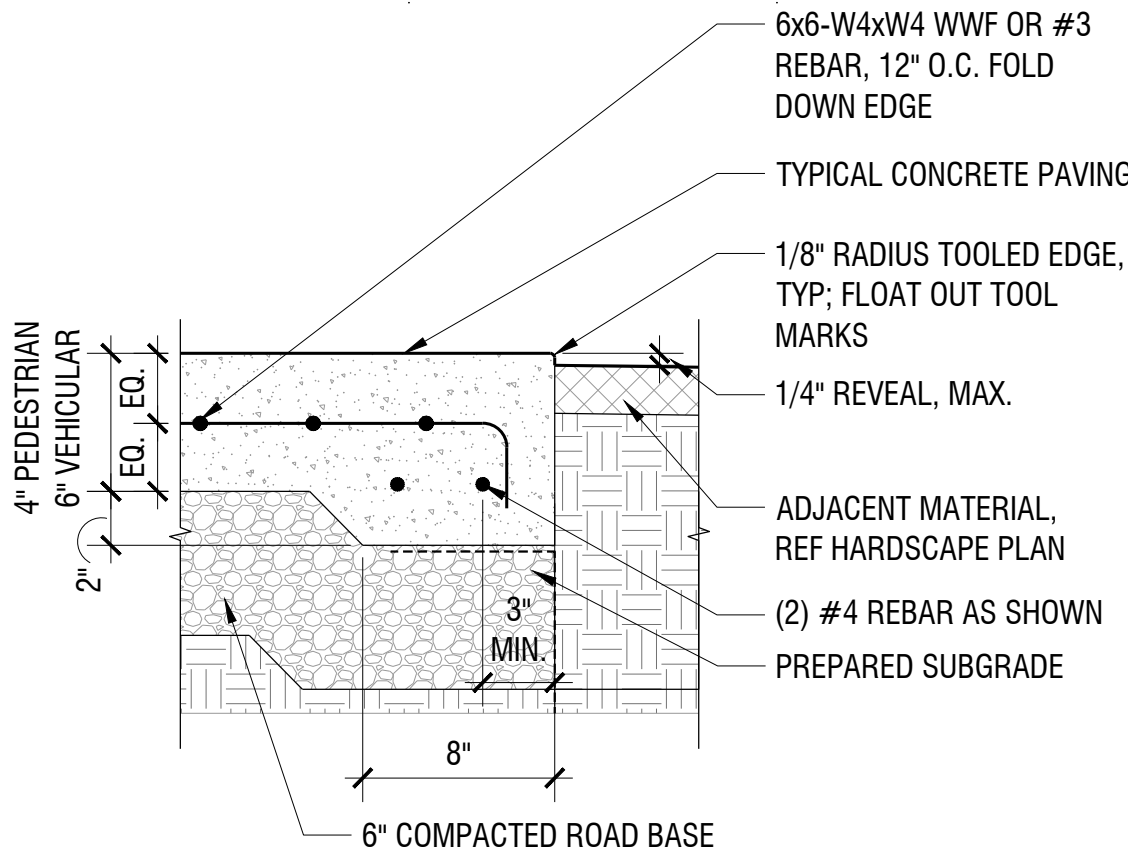
- NOTES:
1. SEE SPECIFICATIONS FOR MOCK-UP REQUIREMENTS
  2. SEE JOINTING PLAN FOR JOINT LAYOUT, CONTRACTOR SHALL PROVIDE BLUE CHALK LINES FOR L.A. REVIEW PRIOR TO CUTTING CONCRETE
  3. SAW CUT JOINTS SHALL BE STRAIGHT AND CONTINUOUS



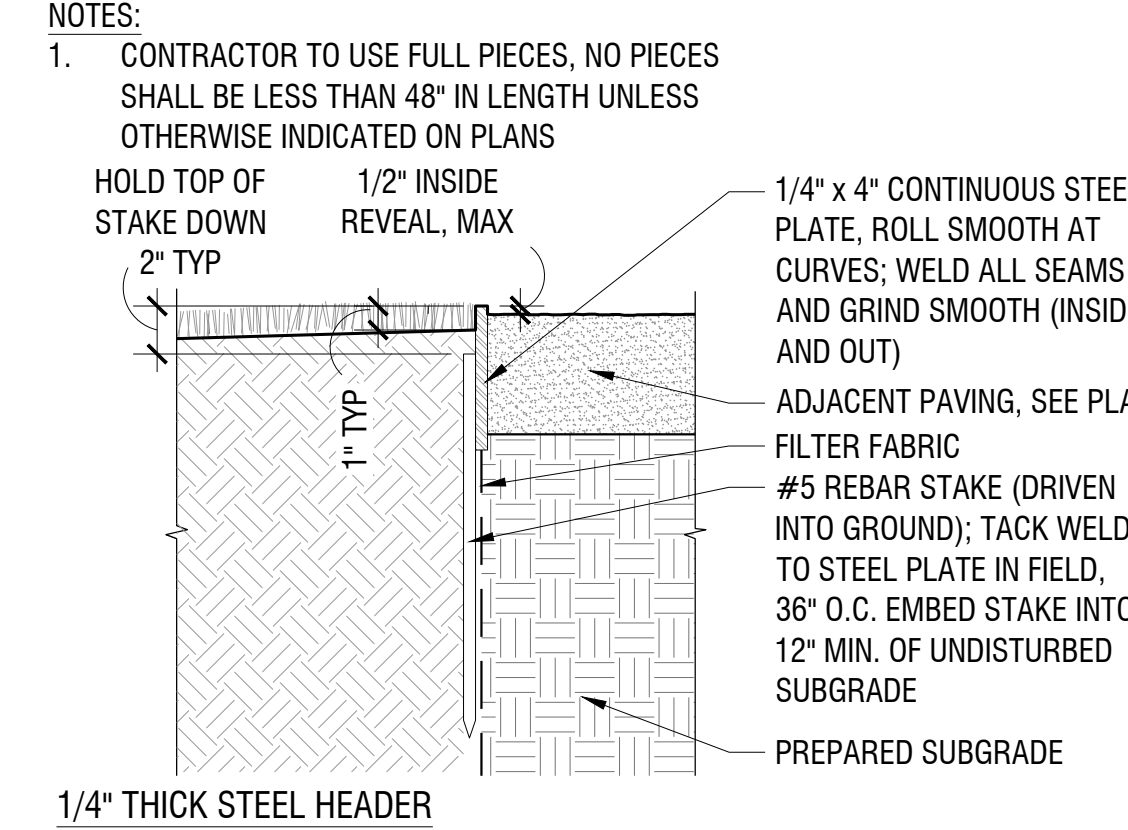
6 SAWCUT CONTROL JOINT - TYPICAL  
FULL SCALE



8 COA STANDARD CONCRETE CURB  
1" = 1'-0"



2 CONCRETE SLAB EDGE  
1-1/2" = 1'-0"



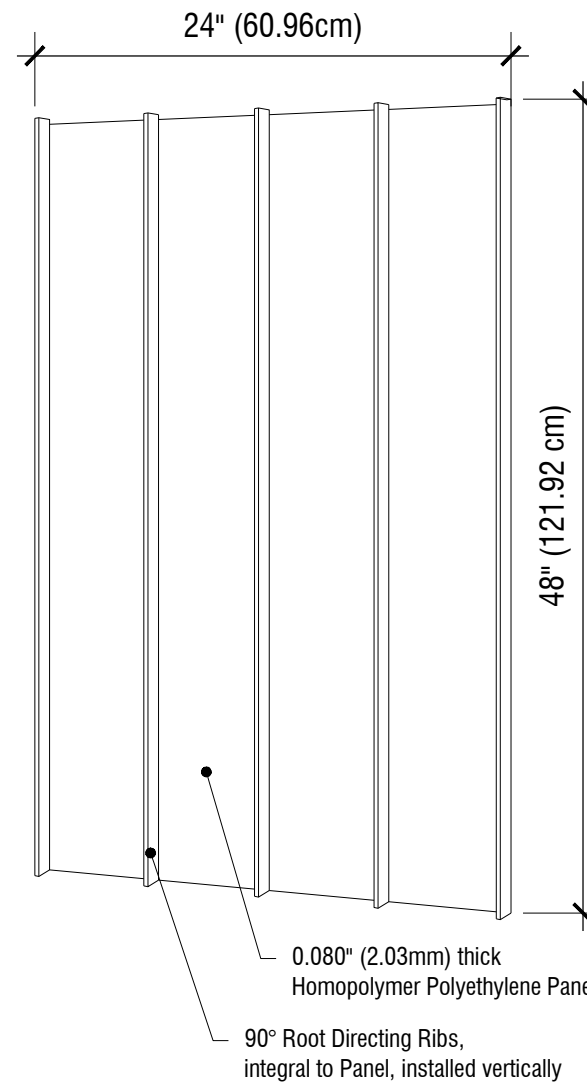
7 STEEL HEADER - TYPICAL  
1-1/2" = 1'-0"

### UB 48-2 Specifications 48" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications at minimum 8" (243cm) diameter.

- A. Materials
1. The contractor shall furnish and install tree root barrier as specified. The root barrier shall be either product #UB 48-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).
  2. Root barrier shall be recyclable, black, extruded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and either 36" (910 mm) or 48" (1220 mm) deep.
  3. Root barrier shall be manufactured with 100% reprocessed homopolymer polyethylene with added ultraviolet inhibitors.
  4. Root barrier shall be comprised of 24" (609 mm) modules. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.080" (2.03 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Detail A)
  5. Root barrier shall have an integrated Joining System for assembly by sliding one panel into another.

Material and Thickness	Homopolymer Polyethylene 0.080 inch Extruded	
Properties	Typical Value	ASTM Test Method
Tensile stress @ yield	3800 PSI	D638
Elongation @ break %	10%	D638
Tensile Modulus	155,000 PSI	D638
Notched Izod Impact	0.4 - 4.0	D256A
Flexural Modulus 73 °F	145,000	D790
Hardness Shore	P66	D2240

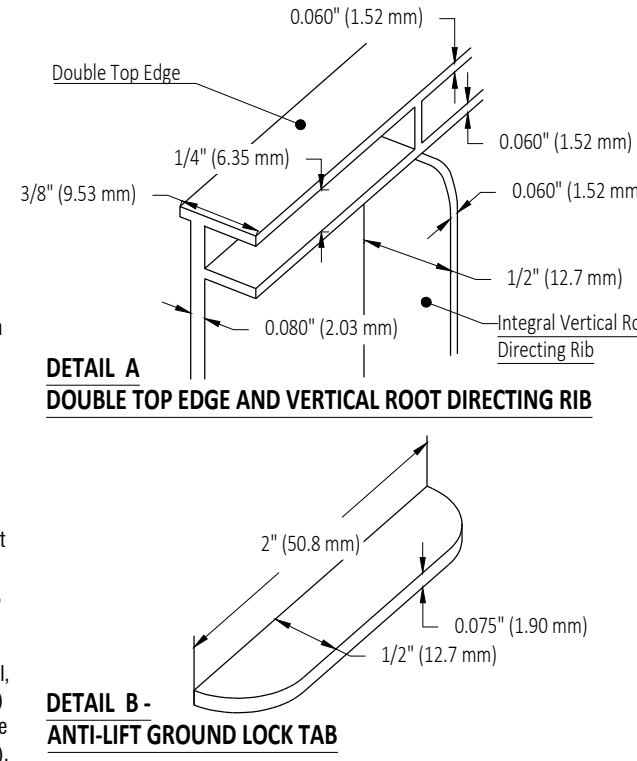


Detail A  
TREE ROOT BARRIER PANEL

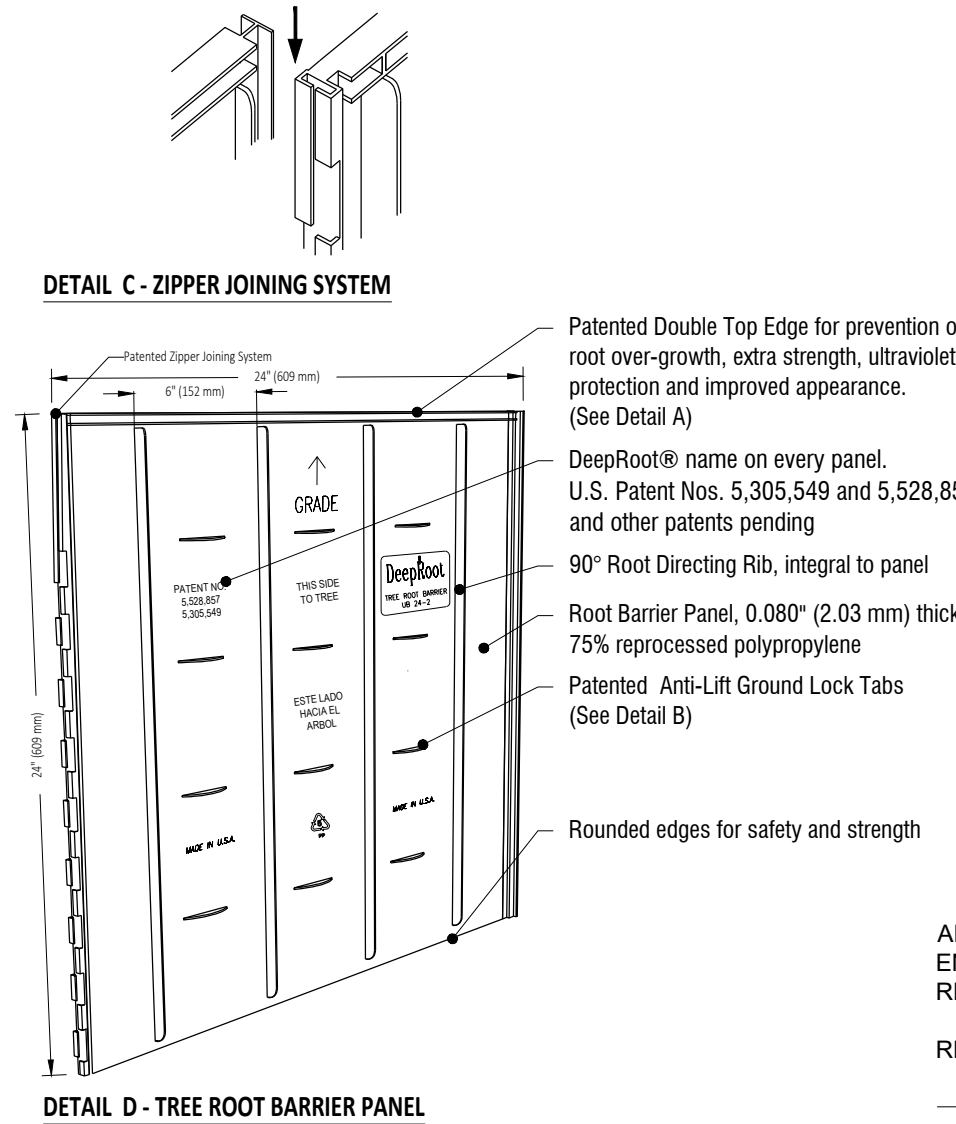
### UB 24-2 Specifications 24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

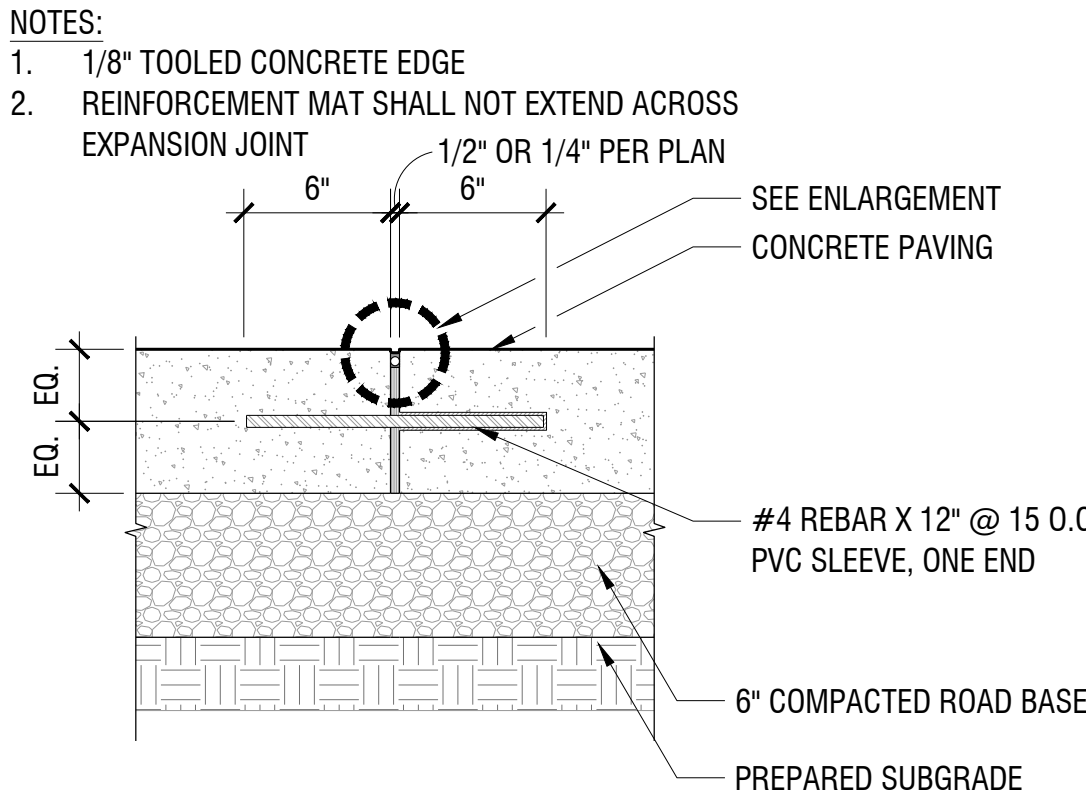
- A. Materials
1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).
  2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.
  3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.
  4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)
  5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).
  6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).
  7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).
- U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.



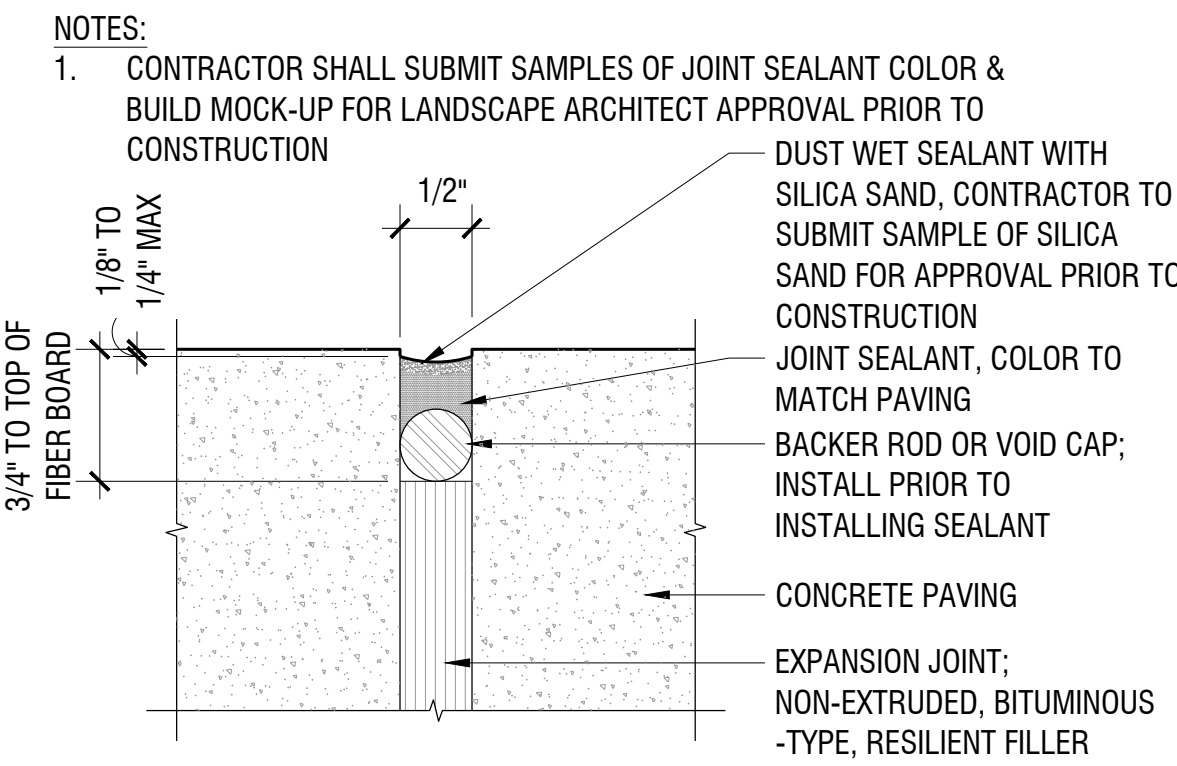
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



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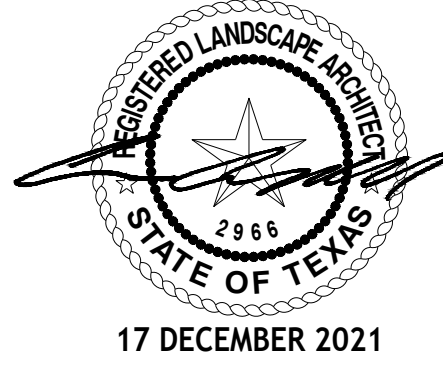


3 CONSTRUCTION JOINT - TYPICAL  
1-1/2" = 1'-0"



5 EXPANSION JOINT  
FULL SCALE

SEAL / SIGNATURE



REVISION HISTORY

△ ISSUE DATE

PROJECT NAME

Holly Mixed Use

2335, 2331, 2329 & 2321 E. Cesar Chavez, Austin, Texas 78702

PROJECT NUMBER

DRAWN: VJ CHECKED: CC

HARDSCAPE DETAILS

L-3.00

ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN APPROVAL SHEET 18 OF 22

FILE NUMBER: SP-2021-0319C APPLICATION DATE: 12/17/2021  
APPROVED BY COMMISSION ON: UNDER SECTION OF  
CHAPTER: OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81.LDC) CASE NUMBER  
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE

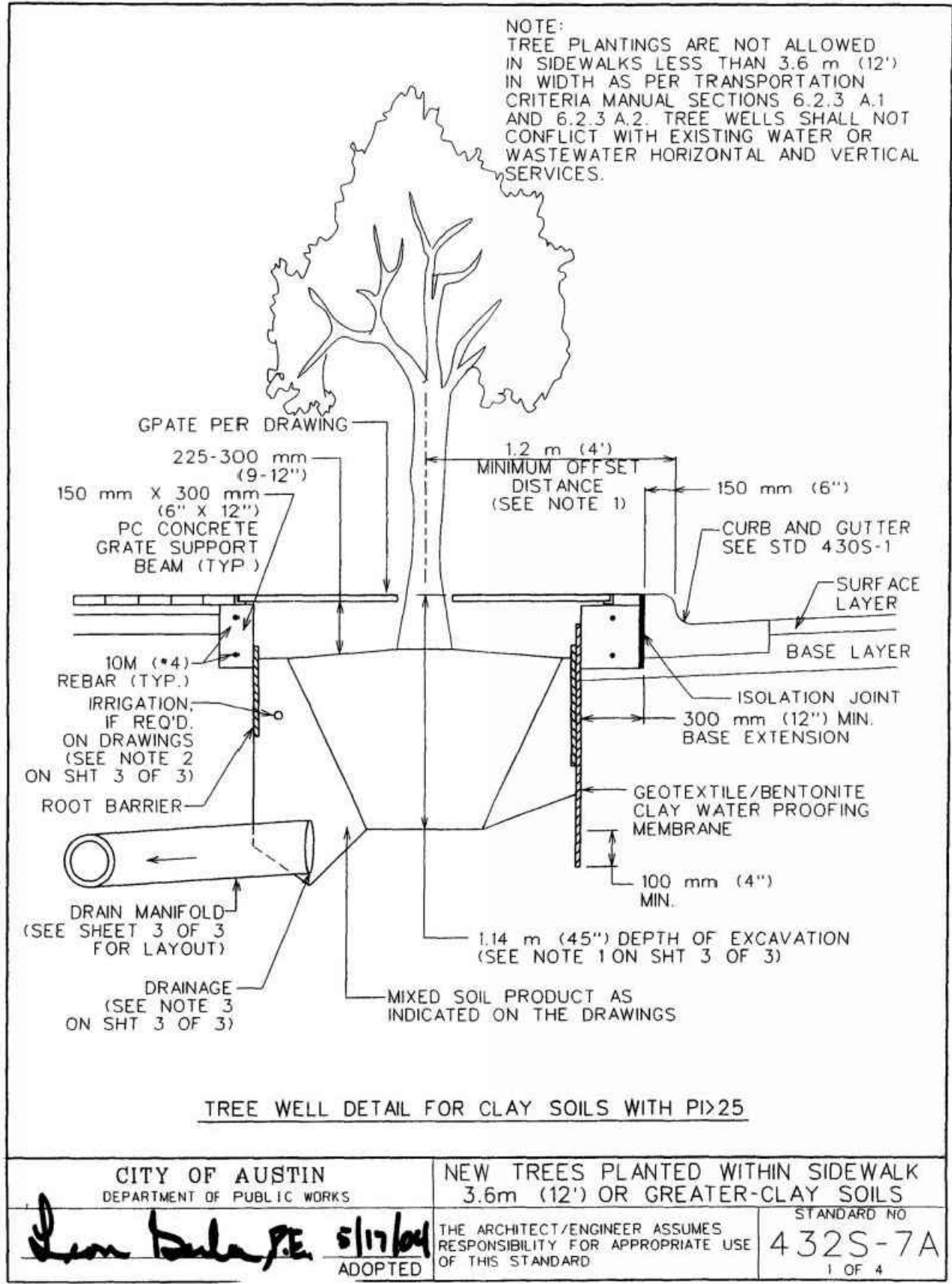
ZONING  
REV. 1 CORRECTION 1  
REV. 2 CORRECTION 2  
REV. 3 CORRECTION 3

SITE PLAN NUMBER: SP-2021-0319C

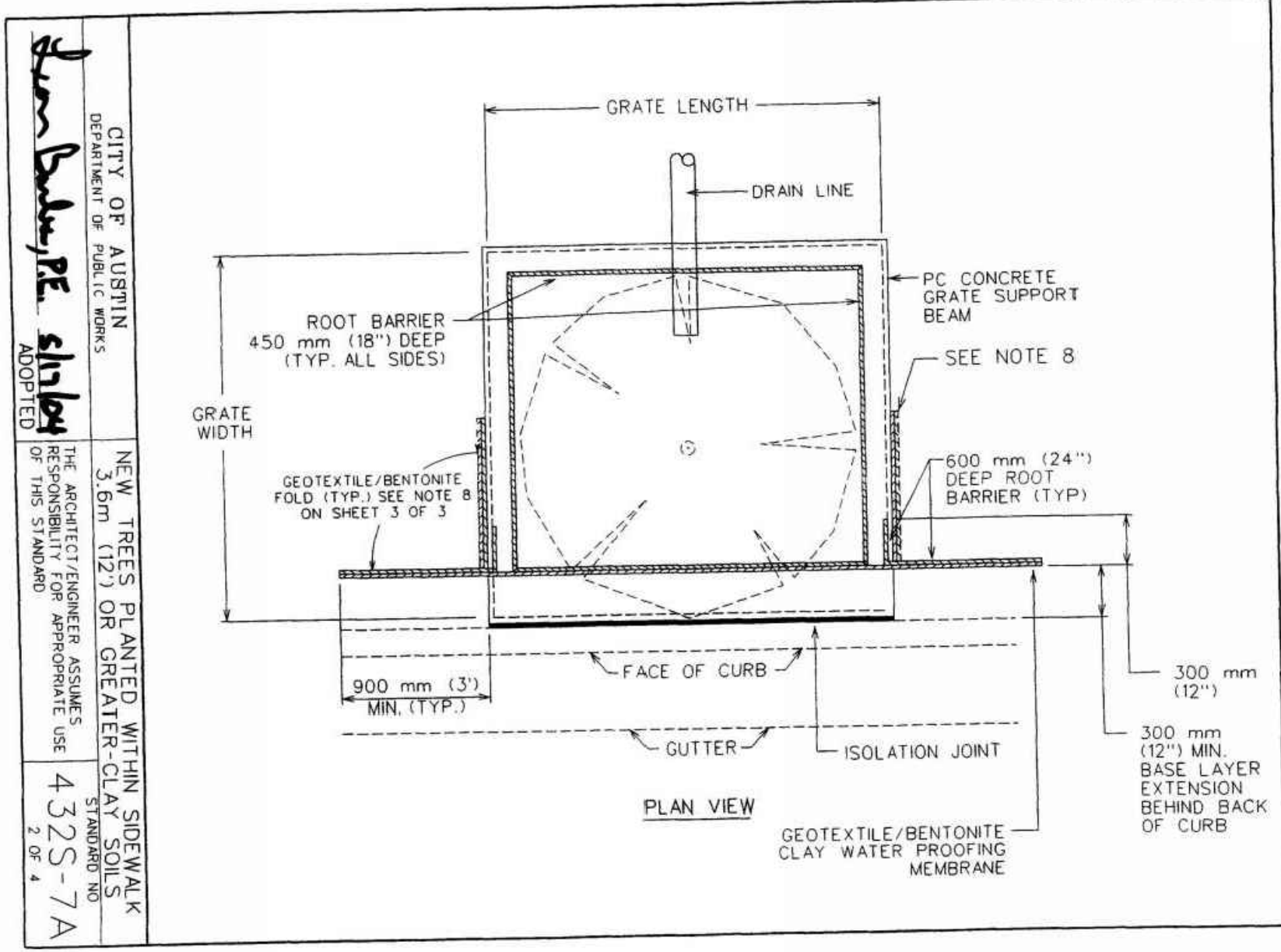




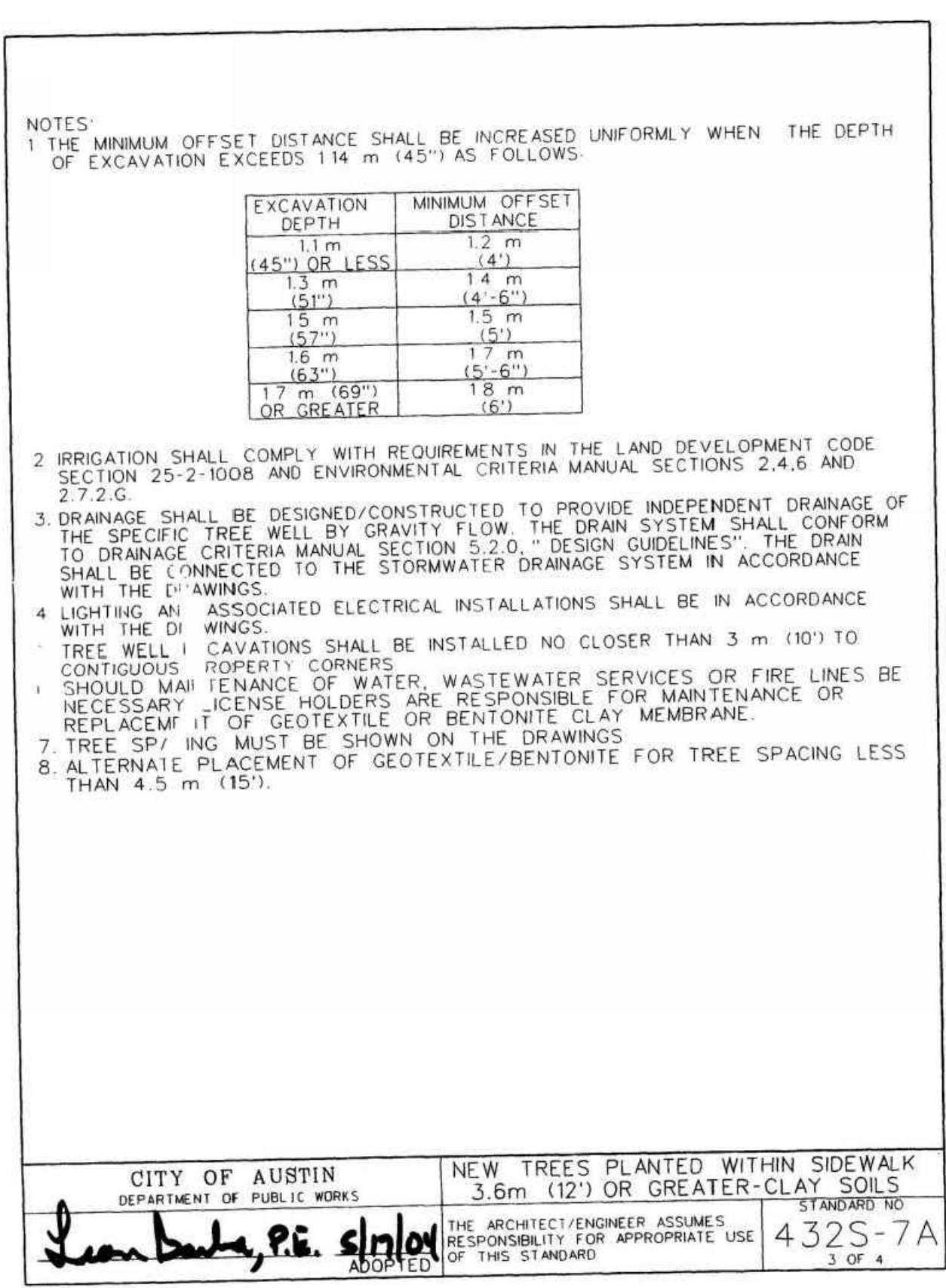




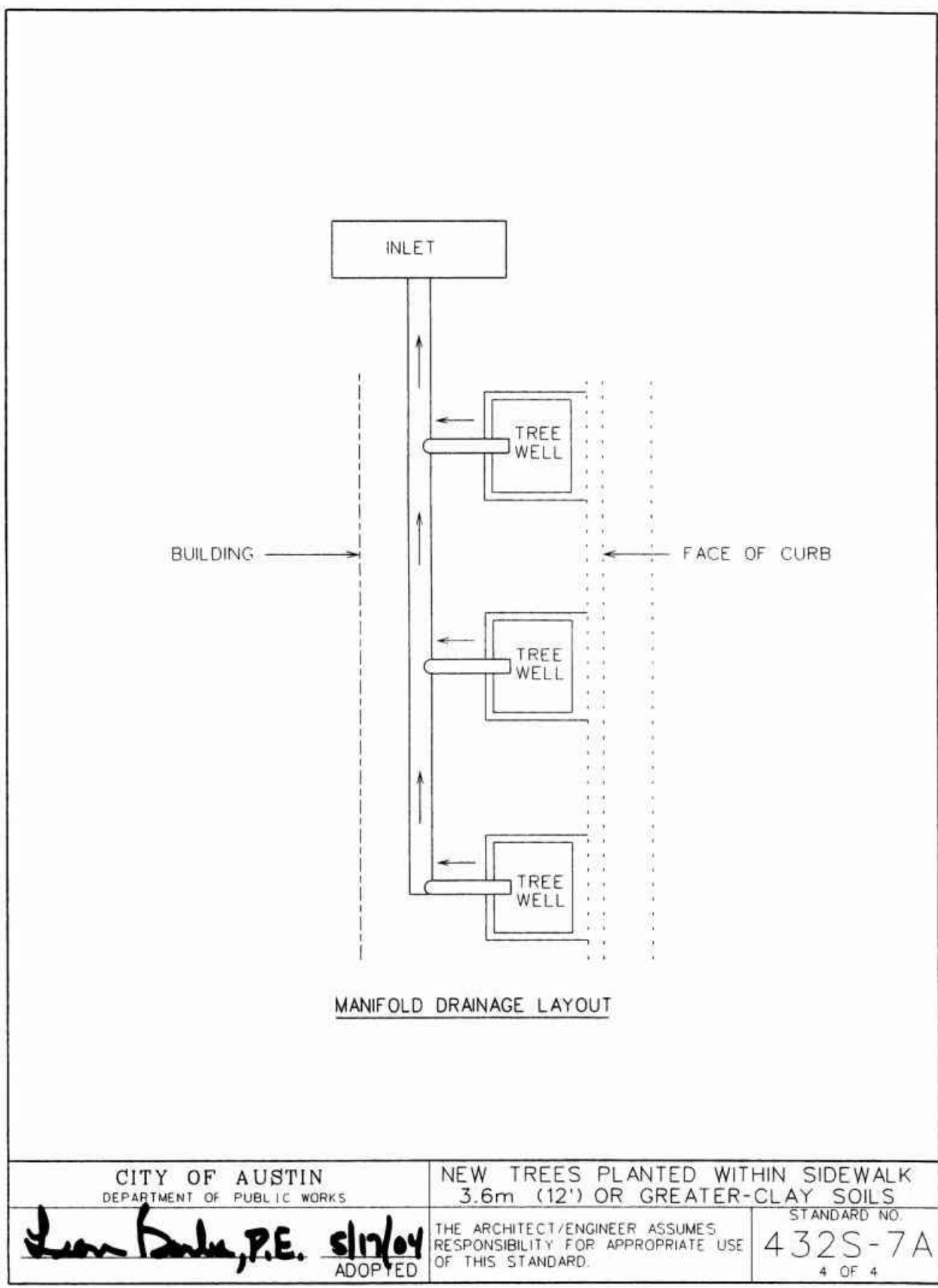
1 ROOT BARRIER & WATERPROOFING - SECTION



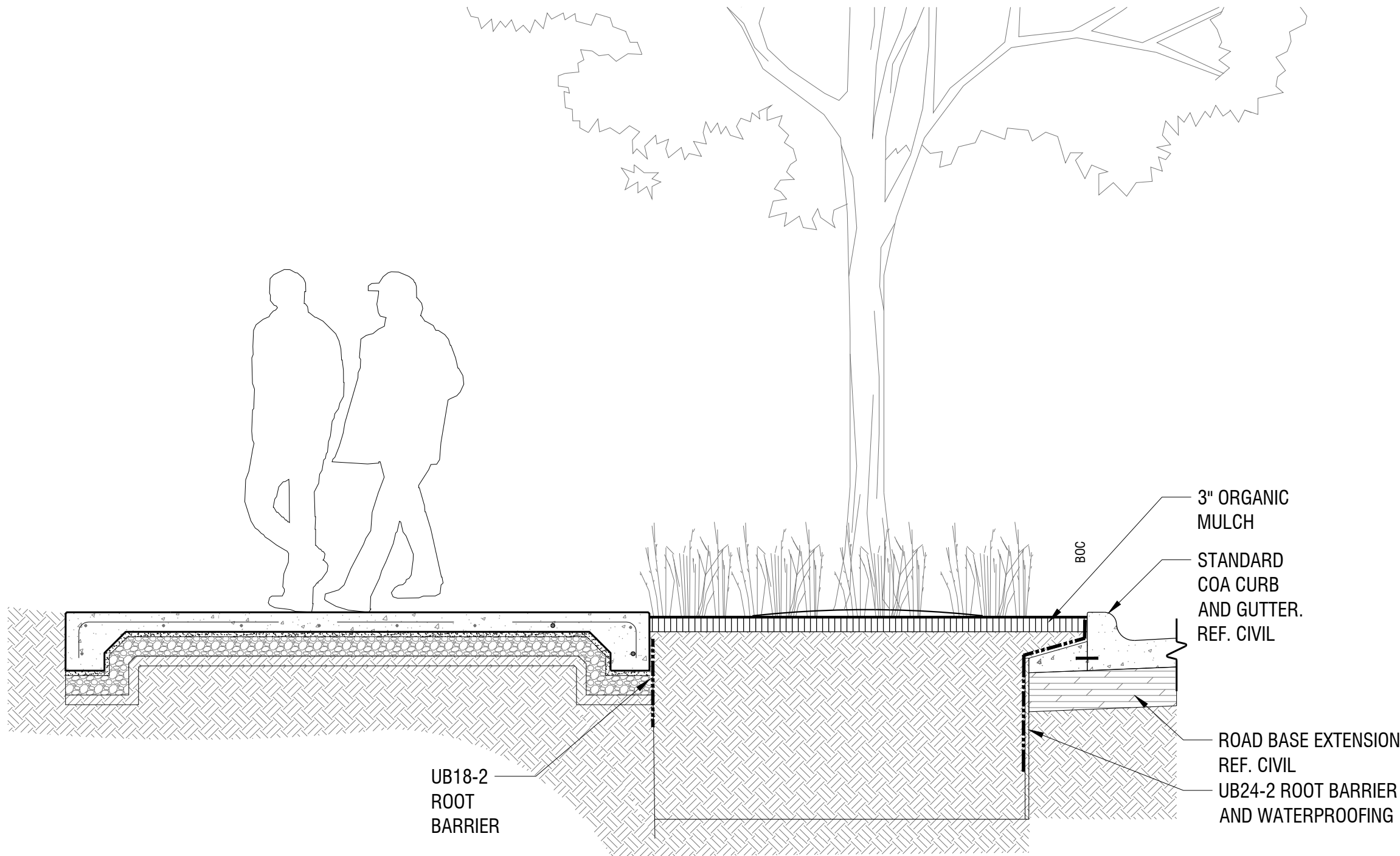
2 ROOT BARRIER & WATERPROOFING - PLAN



3 COA TREE WELL REQUIREMENTS



4 STREET TREE DRAINAGE



5 PLANTING BED AT SIDEWALK WITHIN PROPERTY LINE

ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

**SITE PLAN APPROVAL** SHEET 20 OF 22

FILE NUMBER: SP-2021-0319C APPLICATION DATE: 12/17/2021

APPROVED BY COMMISSION ON: UNDER SECTION OF

CHAPTER: OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81.LDC) CASE MANAGER

PROJECT EXPIRATION DATE (ORD #970905-A) DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE

ZONING

REV. 1 CORRECTION 1

REV. 2 CORRECTION 2

REV. 3 CORRECTION 3

SITE PLAN NUMBER: SP-2021-0319C

SEAL / SIGNATURE



REVISION HISTORY

PROJECT NAME

**Holly Mixed Use**

2335, 2331, 2329 & 2321  
E. Cesar Chavez,  
Austin, Texas 78702

PROJECT NUMBER

DRAWN: VJ CHECKED: CC

PLANTING DETAILS

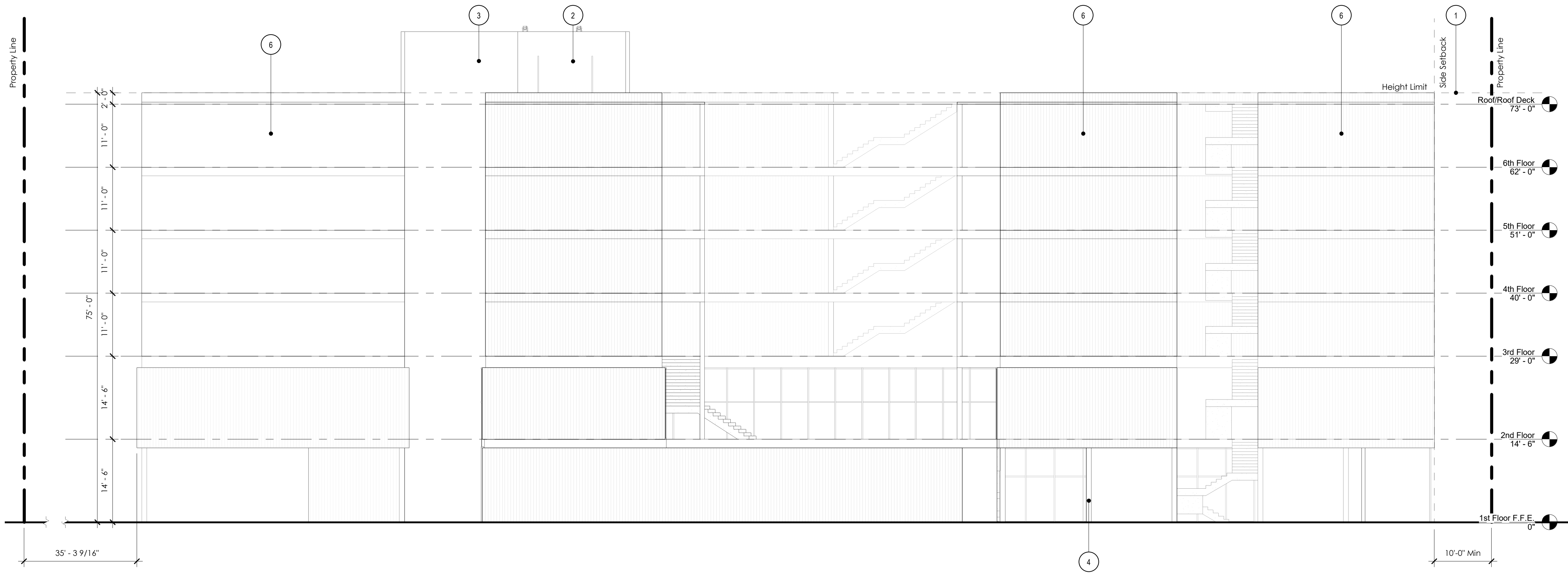
**L-4.02**

**CAMPBELL**  
LANDSCAPE ARCHITECTURE

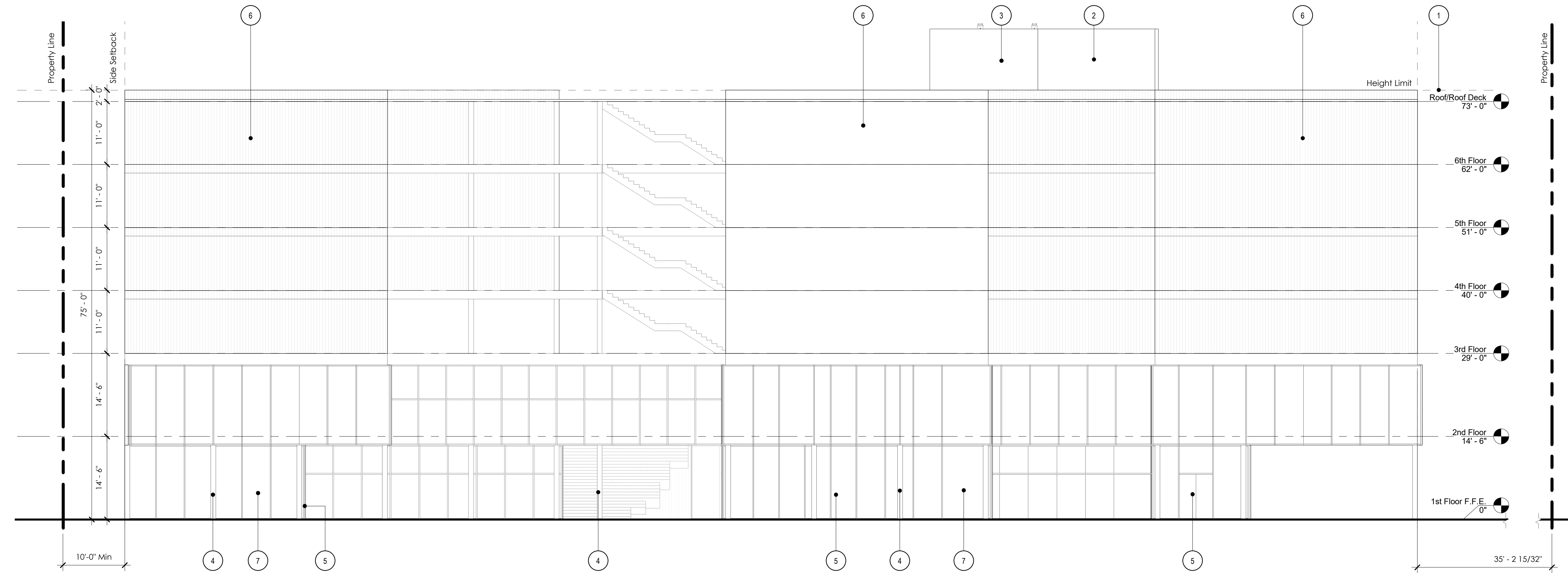
808 WEST MONROE STREET, UNIT D  
AUSTIN, TEXAS 78704  
P 512.297.7453  
CAMPBELLA.COM



02 Building Elevation - South  
3/32" = 1'-0"



01 Elev - North  
3/32" = 1'-0"



Elevations & Sections General Notes:

1. Keynotes located on this sheet are for this sheet only.
2. The dimensions on this sheet are to the face of finish material or edge of masonry, unless noted otherwise.
3. If a specific dimension is not provided, contact Chiocco Design for clarification.
4. Field-verify all existing dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify Chiocco Design immediately.
5. Building Elevations are provided for reference only. For additional information, refer to Floor Plans, Building Sections, Wall Sections, and Door & Window Elevations.
6. All glass to be tempered as required by local code.

<<< Indicates Sheet Keynote on Plan

- 1 Per Affordability Unlocked, Type 1, the height limit is increased by 1.25 times the base zoning district height limit. Base zoning height, 60' x 1.25 = 75'
- 2 Per 503.1.4 Occupied Roofs, and IBC section 154, an occupied roof shall not be included in the building height or number of stories as regulated by section 504
- 3 Elevator enclosure
- 4 Mass timber Columns, typ
- 5 Covered entrance
- 6 Metered, vertical steel fins/expanded steel screen
- 7 Storefront

Holly Development  
2321-2335 E Cesar Chavez  
Austin, TX 78702

CHIOCCO design LLC  
1306 rosewood avenue  
512.374.0288  
austin, tx 78702  
contact@chioccodesign.com

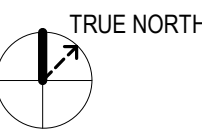
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regulatory approval, permitting,  
or construction

project

drawn by  
Author DS  
Checker MB

● current issue  
02/25/22 Site Plan

△ revisions



sheet title

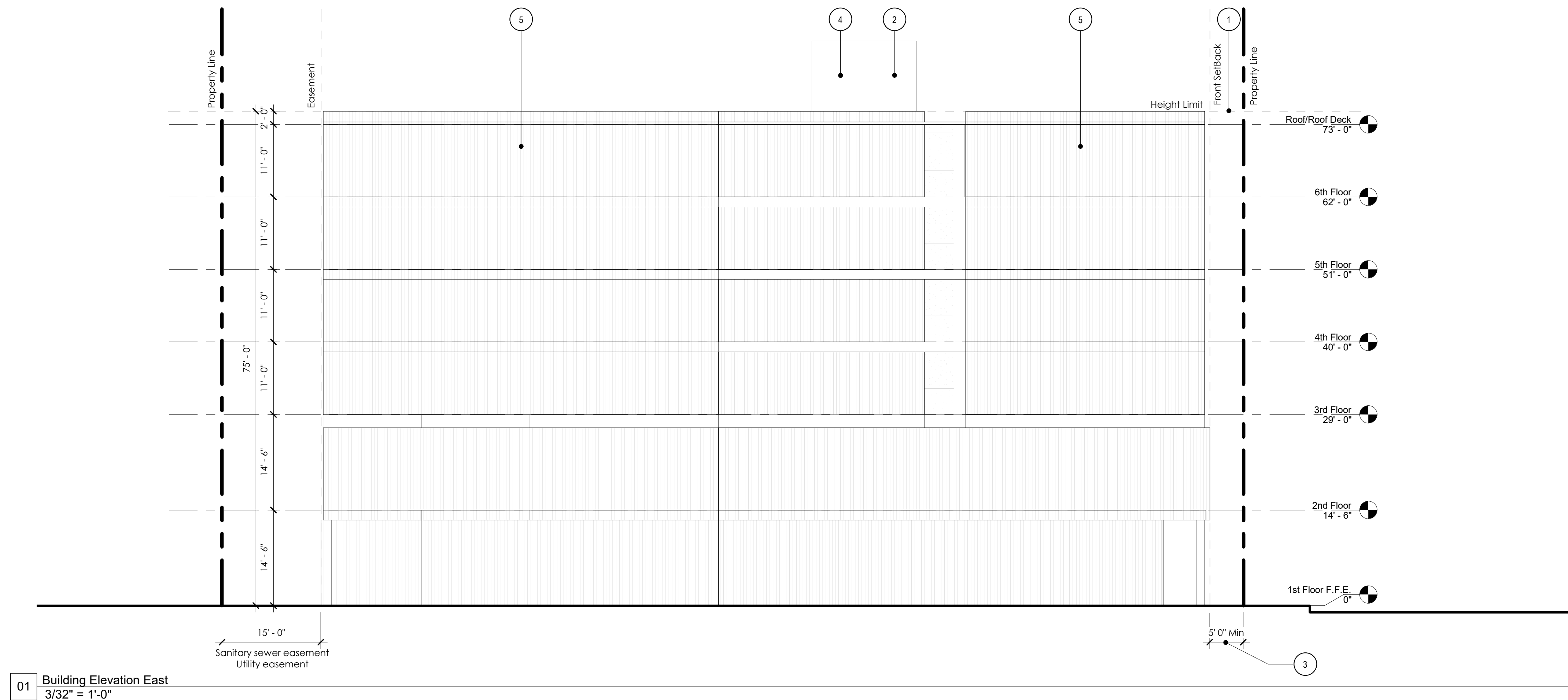
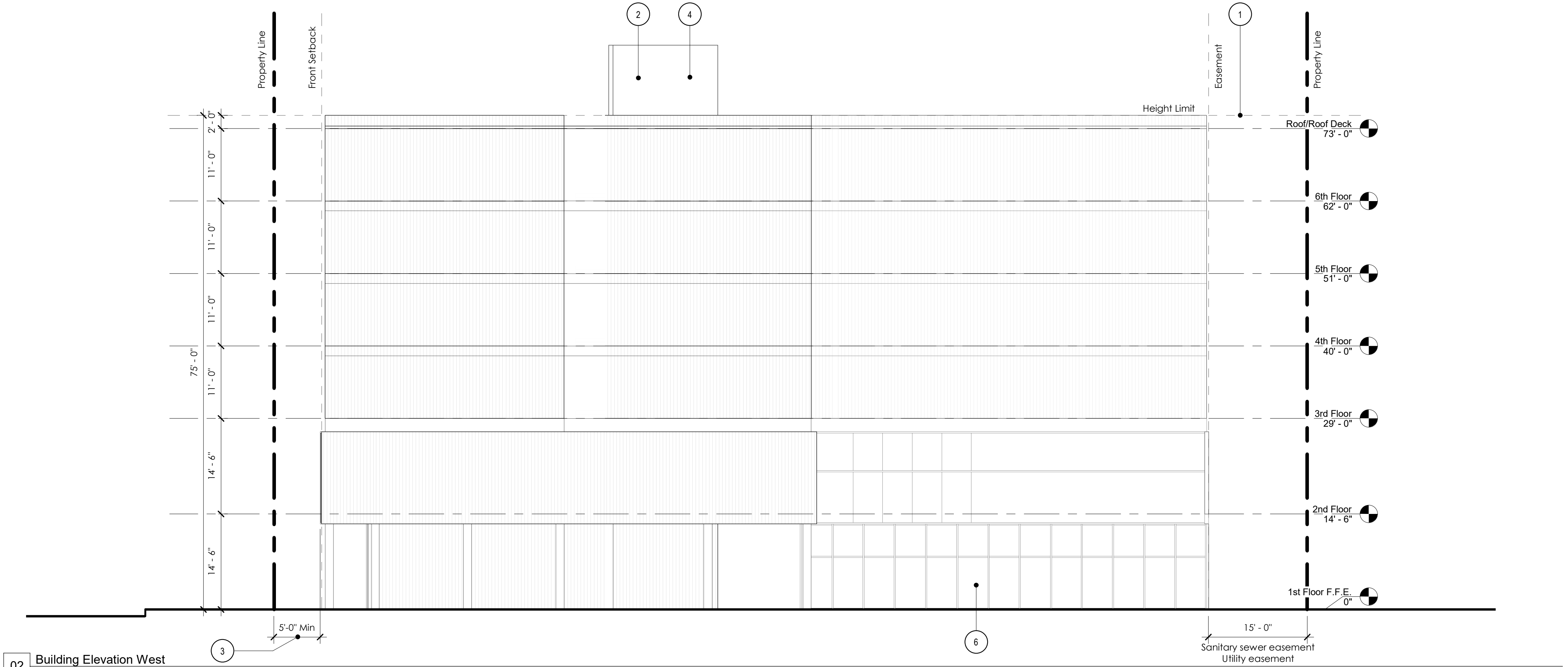
Building  
Elevations

sheet

A3.00

Caution: do not scale drawings.  
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Chiocco Design, and may only be used in  
conjunction with this project.





Elevations & Sections General Notes:

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6. All glass to be tempered as required by local code.

<<< Indicates Sheet Keynote on Plan

- 1 Per Affordability Unlocked, Type 1, the height limit is increased by 1.25 times the base zoning district height limit. Base zoning height, 60' x 1.25 = 75'
- 2 Per 503.1.4 Occupied Roofs, and IBC section 154, an occupied roof shall not be included in the building height or number of stories as regulated by section 504
- 3 Per Ufordability Unlocked, Front yard setbacks are reduced by 50%
- 4 Elevator enclosure
- 5 Metered, vertical steel fins/expanded steel screen
- 6 Storefront

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regulatory approval, permitting,  
or construction

project

Holly Development

2321-2335 E Cesar Chavez  
Austin, TX 78702

drawn by

Author DS

Checker MB

current issue

02/25/22 Site Plan

revisions

TRUE NORTH

sheet title

Building  
Elevations

sheet

A3.01

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CHIOCHO design LLC

austin, tx 78702

1306 rosewood avenue

512.374.0288

contact@chiochodesign.com